

**BEFORE THE TIMARU DISTRICT COUNCIL**

**IN THE MATTER OF**

the Resource Management Act 1991

**AND**

**IN THE MATTER OF**

An application for Resource Consent  
by Bayhill Developments Limited

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**STATEMENT OF EVIDENCE OF JAMES BURGESS**

Dated: 23 November 2016

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**GREENWOOD ROCHE**  
LAWYERS  
CHRISTCHURCH  
Solicitor: L J Semple  
(lauren@greenwoodroche.com)

Applicant's Solicitor  
Level 5  
83 Victoria Street  
P O Box 139  
Christchurch  
Phone: 03 353 0574

## INTRODUCTION

- 1 My full name is James Charles Burgess. I am an Associate Architect practising with the Buchan Group in Christchurch. The Buchan Group is a global architectural group recognised for its design excellence and depth of experience within Commercial, Retail and Complex Mixed Use Developments.
- 2 I hold the qualification of Bachelor of Architecture (Hons) from the University of Victoria, Wellington (2004). I am a full member of the NZIA 18883 and NZARB (no. 3728). I first registered as an Architect in New Zealand in 2008.
- 3 I have 12 years of experience in the Architectural profession, including 6 years experience based in the United Kingdom. I have particular experience and expertise in complex mixed use developments comprising retail, apartment and hotel usage.
- 4 My personal specific overseas experience relevant to this evidence includes:

<b>King Abdullah Financial District Plot 3.09, Riyadh</b> 32 storey apartment tower 12 storey commercial tower 3 levels of retail 4 level of basement	<b>King Abdullah Financial District Plot 4.09, Riyadh</b> 46 storey apartment tower 22 storey commercial tower 3 levels of retail 5 level of basement
<b>Manchester Life, Manchester, UK</b> 302 Apartments Ground floor amenity, lobby, car parking and retail offer.	<b>Nantong Central Business District</b> 400m super tall, 2no. 200m towers, 2no tower including: - Hotel - Commercial - Apartments - Conference Centre

- 5 The Buchan Group's specific experience relevant to this evidence includes:

<b>Hilton Surfers Paradise, Gold Coast</b> 420 residential apartments 169 hotel rooms 2 levels of retail and commercial office and entertainment	<b>Vogue South Yarra, Melbourne</b> 504 apartments Mixed use podium including 20,000sqm of retail.
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<b>27 Lt Collins, Melbourne</b> 32 storey mixed use development 168 hotel rooms 171 apartments	<b>Victoria Point, Melbourne</b> 42 Storey tower 451 residential apartments 125 serviced apartments 9 storey office building 2,000sqm of retail, café etc.
<b>Eporo Melbourne</b> 43 storey development 307 apartments Church facilities	<b>Silverleaf Melbourne</b> 14 storey development 155 apartments Retention of Victorian heritage building
<b>Sovereign Square, Melbourne</b> 34 storey tower Two levels of commercial offices Library, terraces, gym facilities 419 residential apartments	<b>101 Canning Street, Melbourne</b> 300 residential apartments Office and retail space 12 & 16 storey towers over 4r storey podium with roof terrace.

- 6 Other significant & exemplar Mixed Use development commissions carried out within the last 15 years include:

<b>Imperial Doncaster</b> , Melbourne	<b>Peppers Blue</b> on Blue Resort
<b>Orr Apartments</b> , Melbourne	<b>Sheraton Mirage</b> , Port Douglas Gungahlin, ACT 35IVE, Indooroopilly, Queensland
<b>Felicity on Felix</b> , Lutwyche, Queensland	<b>Itara Riverway</b> , North Queensland
<b>180 Russell Street</b> , Melbourne	<b>Mon Reve Apartments</b> , Brisbane
<b>Elana Apartments</b> , Melbourne	<b>Nexus Towers</b> , Gold Coast
<b>Holmes Hill Apartments</b> , Chadstone	<b>Q1</b> , Gold Coast
<b>Lucient</b> , Melbourne	<b>Southbank on Victoria</b> , Queensland
<b>Marco</b> , Melbourne	<b>Seahawk Apartments</b> , Southport
<b>Northcote Hill</b> , Northcote	<b>Waterglow</b> , Surfers Paradise
<b>Rialto Intercontinental</b> , Melbourne	<b>320 Sire Fred Schonell Drive</b> , St Lucia
<b>Riverside Richmond</b> , Melbourne	<b>The Wharf</b> , Woolloomooloo, NSW
<b>Rosslyn Apartments</b> , West Melbourne	<b>Bayside Apartments</b> , Sumner
<b>Sheraton</b> , Melbourne	<b>Riverside Apartments</b> , Christchurch
<b>The Nova Centre</b> , Melbourne	<b>Victoria Square</b> , Christchurch
<b>The Trillium</b> , Melbourne	<b>The Emerald</b> , Melbourne
<b>Cleveland Point</b> , Queensland	<b>VUE Apartments</b> , Carnegie

- 7 Within our office's 'Design Group' approach to design development, the design of the development has evolved by way of collaboration with the Buchan Groups's key industry design leaders including Robert McFarlane (Auckland) who ran several overseas offices of

Foster+Partners and Brett Saville (Gold Coast) who is our industry expert of Hotel and lifestyle precincts.

- 8 Throughout the development of the concept proposal for resource consent I have undertaken several site visits – both exploring the existing development and the wider district.
- 9 I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014. I have complied with it in preparing this evidence and I agree to comply with it in presenting evidence at this hearing. The evidence that I give is within my area of expertise except where I state that my evidence is given in reliance on another person's evidence. I have considered all material facts that are known to me that might alter or detract from the opinions that I express in this evidence.

#### **SCOPE OF EVIDENCE**

- 10 My evidence relates to the architectural and urban design principles, design process and assessment of effects of the proposed Bayhill development on The Bay Hill, Timaru.
- 11 My evidence also addresses the design inputs into the feasibility studies carried out in relation to the decision as to whether the Hydro Grand Hotel (Hydro Grand) could be retained or adaptively re-used from an urban design and architectural perspective.
- 12 The evidence is to be read in conjunction with the following key documents include the following
  - (a) The Resource Consent Application and AEE: Architectural Drawings;
  - (b) The Resource Consent Application and AEE: Assessment of Environmental Effects;
  - (c) The Response to Request for Further Information dated 7 October 2016: Shading Studies.
- 13 In addition to the above I have also prepared the following document which sets out changes to the proposal in response to submissions and the review of the Council Officer:
  - (a) The Resource Consent Application: Revised Proposal.

## THE SITE AND EXISTING DEVELOPMENT

### *Location*

- 14 The site sits at the junction of The Bayhill and Sefton Street and is made up of four parcels of land comprising a total development of 2510m<sup>2</sup>.
- 15 The existing and vacant Hydro Grand Hotel development is located on this corner site. The site is generally flat; with a slight incline across the site to the west. From the south east corner of the site to the western edge; there is an approximate 1.5m incline.
- 16 Historically, the Hydro Grand operated as a three storey hotel with ground floor restaurant and bar. The remainder of the site is currently occupied by car dealerships – with a small single storey dealer office adjacent to the Hydro Hotel’s western façade.
- 17 Across The Bayhill frontage a car park dealership has been built up to street edge and a small retaining wall contains this from the footpath. The site has no other features of remark or flora of merit requiring consideration. A copy of the site images is attached at **Attachment A**.
- 18 The western boundary borders onto a parcel of land owned by NZTA which connects through to a Council owned on-grade car park servicing the food and beverage precinct to the north of the site. A copy of the existing site plan is attached as **Attachment B**.
- 19 The site itself sits to the north of the Stafford Street shopping district and as a connecting node to Caroline Bay.

### *Micro-climate and Aspect*

- 20 The site sits at elevation overlooking Caroline Bay. The north east aspect of the site thus benefits from excellent morning to lunch sun.
- 21 Due to its elevated location and unencumbered aspect, the site also has the potential for exceptionally strong exposure to the easterly winds which are prevalent throughout the year and which can make the site somewhat uncomfortable.
- 22 It is noted that residences to the north of the site have large glazing to the Bay but limited unprotected outdoor deck & balcony space.

These residences provide a clear indication of how views over the Bay are usually enjoyed (from behind large windows). Additionally, the retail units to the northern parts of The Bayhill utilise street mounted screening and heating to protect themselves from the elements.

- 23 The site has significant views to not only the iconic Caroline Bay but also to the Southern Alps to northwest, the township of Timaru to the South and Southeast down the East Coast. The views are afforded to the site due to its elevated nature and its location on a corner site with 2 road frontages. This results in a high degree of potential for unencumbered views. In developing the design proposal the client has confirmed however that this north east aspect over Caroline Bay, whilst special and valuable, also needs to be considered against the west facing aspect for evening and living spaces.

#### *The Hydro Grand*

- 24 The original Hydro Grand was designed by Herbert Hall in partnership with Frederick Marchant. The Hydro Grand is one of Timaru's most prominent buildings within the central city.
- 25 Several modifications have been made to the building over the years, including the removal of two large gable forms across the primary façade, which have been to the detriment of the legibility of the overall form. The building is formed to boundary and provides no weather protection to pedestrians nor does it provide or contribute to any public realm.
- 26 The Hydro Grand has been standing derelict for a number of decades, as operationally the hotel design is no longer suitable for modern hotel occupiers. As a result of the long term inability to use the building, it has fallen into a state of disrepair.
- 27 The building has a Heritage NZ rating of category II and has been assessed as a group 2 heritage item under the Timaru District Plan.

#### **URBAN DESIGN ASSESSMENT OF THE EXISTING DEVELOPMENT**

- 28 The existing Hydro Grand is positioned on the pavement boundary with a façade wall to 13m and a steeply pitched roof extending another 3m or so above the perimeter wall. The building addresses the site's visually prominent corner location through a domed cupola

that originally provided guest access to a raised viewing tower out over Caroline Bay. The dome and strong corner form is one of the key positive urban design outcomes achieved through the existing building, along with its clear orientation towards Caroline Bay as expressed through extensive ground floor glazing along The Bay Hill frontage and associated upper level balconies and bay windows.

- 29 This orientation towards Caroline Bay is further emphasised through positioning the building's primary entrance and central lobby space onto The Bay Hill. This lobby in turn connects internally to what in the past were public bars and restaurant. Secondary pedestrian entrances are likewise located on The Bay Hill façade.
- 30 The strong east-facing 'front' of the building has resulted in the north, west, and southern facades being much more functional in appearance. These three facades have little in the way of architectural detailing or gestures that are present upon The Bay Hill frontage (arches, balconies, bay windows etc.), with window openings functionally arranged to suit the internal bedroom arrangement. Fire egress walkways are clipped onto the façade.
- 31 In addition, an unsympathetic single storey extension has been added to the western edge of the building some decades ago and in the past this has functioned as a bottle store. Whilst the eastern façade is the one most commonly captured in images of the site, the unadorned northern, southern, and western elevations are highly visible and able to be seen and experienced from multiple viewpoints, including oblique views from State Highway 1 to the west.
- 32 A consequence of the building facing towards The Bay Hill is that the existing Hydro Grand provides no activation of edge along the Sefton Street façade, with the space internally given to back of house facilities. No pedestrian protection or respite from the weather is provided to either The Bay Hill or Sefton Street frontage. Presently there is limited pedestrian footfall along the Sefton Street footpath. This lack of activity attributed to a combination of the heavy vehicle traffic accessing the Port, the lack of any on-site activity to draw pedestrians, and the availability of more attractive pedestrian route alternatives in the area. The perceived lack of pedestrian activation in the Sefton Street frontage is a concern raised by the Urban Design

Panel regarding the proposed replacement buildings. The new buildings present an opportunity to rectify the current site condition and poor pedestrian experience, by balancing against the context of Sefton Street as the primary route to the Port.

- 33 The remainder of the site is currently formed as an asphalted vehicle parking area and as such contributes very little to the public realm either visually or in terms of generating activity that might draw pedestrians to the area. In urban design terms the use of a visually prominent site in a key location for surface carparking represents a significant lost opportunity.
- 34 In its time the Hydro Grand would have been an important focal point and generator of activity. In its current vacant condition it makes no contribution towards the vibrancy and levels of activity in Timaru's town centre. The lack of activation on the site creates a void or dead space. This functionally severs the retail areas to the south from the hospitality area to the north and the Piazza and Caroline Bay to the east.

### **THE HYDRO GRAND REDESIGN AND RE-USE OPTIONS**

- 35 Given its current state, design studies were carried out to review the condition of the existing Hydro Grand building and provide input into refurbishment options available. These included:
- (a) Retention and restoration of the existing building within the existing building envelope (the primary use);
  - (b) Retention of façade – demolishing all internal elements and building new within existing building envelope;
  - (c) Retention of façade – demolishing all internal elements and building new to 20m height limit.
- 36 The study also addressed the potential of alternative uses which include:
- (a) Hotel (the primary use);
  - (b) Commercial office with complementary ground floor retailing;
  - (c) Residential apartments.



- 37 In considering refurbishment options, modern operator requirements were assessed including; room sizing, the need for bathrooms within the rooms and the provision of back and front of house facilities.
- 38 To improve the yield of the development and return the development to a form more resembling the existing Hydro Hotel a concept plan where an additional floor was added within the roof cavity space (where the existing dormer windows are positioned) was also investigated.
- 39 Finally, in assessing design options I was cognisant of the desirability of activating the ground floor. The existing façade design does not provide a particularly satisfactory urban design experience and is unlikely to satisfy the needs of an operator or the public from a townscape amenity perspective.
- 40 All of these issues formed part of our assessment of the refurbishment and re-use options available. As set out in the evidence of Mr Patterson and Mr Davidson a process of assessment of these options ultimately determined that refurbishment and re-use was not commercially feasible.

## **PROPOSED BAYHILL DEVELOPMENT**

- 41 Having reached the position that re-use was not an option; attention was turned to developing a mixed use scheme comprising three primary usages being:
- (a) Hotel;
  - (b) Office; and
  - (c) Residential.

### *Design Response – Site Usage*

- 42 Prior to design work commencing, an enquiry into the desires and needs of potential tenants was undertaken. This provided key parameters of the brief for the design team.
- 43 The Hotel is to target a destination offering with a strong additional focus on commercial business travellers. Intended to draw upon the food and beverage offerings provided within the development, it would not require its own hospitality offer. The hotel will also form a

central hub of use for commercial and residential uses looking for meeting and congregation space.

- 44 The office requirement was to target a nett area per floor plate of less than 400sqm to align to market requirements and would be positioned on the pivotal corner location of the site. Open plan offices were envisaged in category B (which is an interior industry categorisation of office accommodation covering amenity and building services provision) which fits with the local demand according to the results of our market dialogue.
- 45 The apartment offer was to satisfy an unrealised demand in Timaru for apartment lifestyle. Key apartments with grand space and hero views would be complemented by smaller apartments for occupiers looking for the amenity offered by the mixed use Bayhill development.
- 46 Quality food and beverage offers were to be located at ground floor levels, as well a small amount of service retail (servicing the needs of the occupiers). A desire to elevate and maximise the aspect is a key requirement of the retail and food and beverage offer. Central to the brief was the creation of a public realm which expands upon that offered by the Piazza and within Caroline Bay itself - a space that is inviting and recognisable to visitors and local alike

#### *Site Constraints*

- 47 In addition to assessing the demand requirements we were also mindful of the site's constraints. The southern elevation of the site is exposed to traffic noise and air pollution. This presents not only a hazard environmentally, but also a hazard to pedestrian traffic. Heavy vehicles proceed down Sefton Street toward and from the Port and therefore stopping distances and activity to the south east corner need to be considered to mitigate potential risks. This issue is further exacerbated by the angled nature of the intersection which elongates the crossing length as set out in the evidence of Mr Rossiter.
- 48 Exposure across the eastern aspect toward the sea also requires consideration of robust materials, as well as ongoing maintenance and cleaning.

*Design Response - Proposed Site Layout*

- 49 The design submitted with the resource consent application and subsequently updated in response to submissions and the advice of the Urban Design Panel seeks to take into account all of these matters.
- 50 Building One is a five storey office proposed for the Sefton Street and Bayhill corner of the site. Each floor plate has a gross floor area of approximately 450-475m<sup>2</sup>. The building will be triangular in mass in order to respond to the site boundary, with the acute point at the SE corner of the development. The upper level will be folded and playful and will contain a penthouse office which will fold both in height and across its perimeter to create outdoor deck space for the occupants to enjoy. At ground floor there is a large space available for a food and beverage tenant of around 200 m<sup>2</sup>. The core for the office is located on the western edge and opens onto the public realm with an inviting lobby space. On each floor unisex toilets will be provided, along with requisite lift and riser space for mechanical and electrical requirements.
- 51 Building Two runs in a north south axis and contains the residences. Five floors of apartments are offered with a typical level containing seven apartments. The top floor contains four larger penthouse units with larger deck space to the northern and southern aspects. Entrance to the apartments is found through a shared hotel and apartment lobby space fronting onto the public realm. This shared use allows the apartment a grander arrival sequence to that generally offered within apartment developments and also enables potential synergies for concierge and management. On each floor an arrival lobby leads to a central corridor accessing the individual rooms. Access can be made directly from the residential floors to the basement, where car parking is provided as well as bike parks and personal storage.
- 52 Building Three contains the hotel and is located upon the western portion of the site, running in an east west axis. The ground floor space has a shared lobby with the residential development. Arrival at the hotel will either be via drop off on The Bay Hill or via the carpark for returning guests. The lobby offers vertical connection to first floor meeting room suites, hotel rooms, and a potential gym or yoga

studio tenancy to the north. A glazed on floor lobby with views out over Caroline Bay will be located on each level of the hotel building. Each bedroom is accessed from a central corridor. A second stair is provided for egress requirements only and discharges at grade.

- 53 Each of the three buildings will be separate but will have a common façade language and will be linked by a common and continuous ground floor. The retail tenancies are framed within portions of dark stone cladding providing formed and controlled entrances and apertures to best frame views over the Bay. The ground floor tenancy to the SE (Building 1) pushes to the corner of the site and rounds off – reminiscent of the Hydro Grand layout. The edge of the building folds back to reveal the central public realm drawing the public up into its space and under its cavernous protection. The northern building (Building 2) sits proudly above grade and with wide sweeping steps to the north of the site below, offering the best viewing space of the wider bay within the development, and inviting in pedestrian traffic arriving from the north.

#### **GROUND PLANE & PUBLIC REALM**

- 54 The office and residential buildings are grounded by stone clad plinths for the ground floor retail and entry lobby functions. The central public realm is designed to resemble a beach, rising up the shore to provide elevated views across Caroline Bay. Central within the public realm space will be a sculptural element commissioned by the applicant. A planted bed of native species will contain three cabbage trees aligned upon a north south axis in order to provide geographic legibility and also lead pedestrians to the northern tenancies. The wide sweeping steps will provide public and natural seating space.
- 55 The pavement, largely made up of concrete paver selections, will be natural with local rock inserts including basalt and greywacke inscribed with local stories. The overhanging office floorplate forms natural protection from the elements and will have subtle references to Maori Rock Art cave pieces. The soffit above will have a larger panel dedicated to this, only visible when seated underneath.
- 56 A laneway has been provided to connect pedestrians arriving from Sefton Street to the development. Both edges of this laneway will be

activated by a large office lobby space along with service retail provided to the western edge.

- 57 Importantly from an urban design perspective, the public realm provides a connection with the piazza across the Bay Hill. The public realm will significantly expand the public amenity and space from the current condition (which is bounded by a solid façade wall along the edge of the Hydro Grand Hotel). The design provides an open and inclusive, barrier-free space.
- 58 The graduated stepping of the Piazza also allows for improved views to Caroline Bay, an important urban design function to visually connect pedestrians in the public realm with the Caroline Bay amenity.

### **THE OFFICE**

- 59 The gold material prevalent across the façade of the office and hotel is to be formed of aluminium composite panelling with a bespoke finish. The pattern will be a commissioned piece, with the intention being to draw subtle inspiration from the Te Ana rock art collections. The aluminium panel inserts are to dissipate around the perimeter of the building to a glazed façade facing to Caroline Bay.
- 60 The top floor contains a playful roof form above the restrained façade. On the south east corner the roof rises up to the apex (the highest point of the development) and then down, through the bronze cladding, cascading down and wrapping into the office soffit. A frit pattern is applied to the glazing. Plant space is located on the roof and will be screened and naturally obscured from view by the folds in the roof pitch.

### **THE RESIDENCES**

- 61 The façade of the residential apartments forms a counterpoint to the office, using a similar material palette but interpreted in a different manner. Vertical fins of bronzed aluminium are used to control view corridors from the public realm and adjacent office functions into apartment balconies and bedrooms.
- 62 The building material changes on the north / south axis to promote a sense of two forms sliding against each other which also assists to reduce the sense of mass against The BayHill frontage.

- 63 The penthouse apartments have a playful roof form similar to the office component. The roof form is largely consistent across the building width, the only exception being at the north and south where there is a change in pitch. Plant space will be screened and naturally obscured from view by the folds within the roof pitch.
- 64 The building form steps back from the boundary and the street front at the upper level to ensure that the neighbouring buildings do not suffer increased shading from a base 20m datum mass.

### **THE HOTEL**

- 65 The hotel façade is broken in two typologies. Adjacent to the residences a folded aluminium and glazing system is used with a contrasting white panel at top floor level. To the west, adjacent to SH1, the façade is divided into two masses broken by the central hotel corridor.
- 66 The pedestrian environment is varied and human in scale. A landscaped edge is provided adjacent to the primary entrance along with an entrance portal brought out to boundary.

### **ACCESSIBILITY**

- 67 Accessible parking is provided on the ground floor and basement of the car park that forms part of the development.
- 68 To enable access to the higher levels of the public realm two pedestrian and wheelchair accessible ramps have been provided. One ramp is located immediately adjacent to the swept central staircase and the other is located hard against the Office Building.

### **URBAN DESIGN ASSESSMENT OF THE PROPOSED DEVELOPMENT**

- 69 As set out above, the site currently has very poor urban design qualities. Whilst the Hydro building in its day provided an attractive landmark, this is no longer the case with the building's dilapidated condition and ongoing vacancy detracting from, rather than enhancing, the amenity of the area and the vibrancy of the Timaru town centre. The balance of the site comprising surface car parking is likewise an inefficient use of this key site that does nothing to improve Timaru's urban fabric.

- 70 The resource consent application summarises the urban design qualities of the replacement buildings but I consider they bear repeating in this evidence:

*The urban context of the site is recognised through both the scale of the buildings and their location either directly onto the road boundary, or directly onto the courtyard. The publicly accessible nature of the courtyard means that the urban design outcome of buildings directly facing and opening onto road boundaries or public realm is therefore achieved. The 'front' of the site being towards Caroline Bay is emphasised through the heavily glazed nature of the buildings at ground level facing into the courtyard and along The Bay Hill Road boundary. The Sefton Street frontage is conversely designed as the side of the development, providing privacy and shelter to building occupant's from the heavy vehicle traffic accessing the Port. The Sefton Street elevations have none-the-less been designed to contain a variety of cladding materials, with well-articulated building facades to provide an attractive yet functional built edge to Sefton Street. The carpark is clad with a permeable woven metal screen to provide an appropriate level of amenity whilst also enabling ventilation of the structured parking area.*

- 71 From an urban design perspective, the proposal takes a site that is currently comprised of a long vacant building and surface carpark and replaces it with a modern mixed use development set around an open courtyard. It will result in a significant increase in the level of pedestrian activity and vibrancy at the northern end of Timaru's prime retail and commercial street and will create an activity link between the retail area, the Piazza, and the hospitality precinct to the north. It will introduce apartment, hotel and office accommodation choices to the Timaru market that do not currently exist and will make a significant contribution towards reinforcing Stafford Street and The Bay Hill as the premier place to live, work and play in South Canterbury.

### *Referencing the Hydro Hotel*

- 72 Throughout the design process for the new development an acknowledgment of the Hydro Grand was deemed to be an appropriate way of paying homage to the heritage lost.
- 73 A traditional ordering of the development was proposed in keeping with the Hydro Grand architecture, namely with a clearly expressed plinth, body and crown. The orientation of the building towards Caroline Bay and constructing it to the street edge further references the form and location of the Hydro Grand and reinforces the positive urban design elements of the Hydro in emphasising the site's visually prominent corner location.
- 74 The proposed design has been adjusted following the second review of the Urban Design Panel. The Urban Design Panel recommended greater emphasis of the corner of the site in a manner similar to the Hydro Grand Hotel. In responding to this, reuse of the existing physical dome element was explored, however discounted due to it being a replacement structure in modern fibreglass construction and therefore of no real heritage value. Consequently, rather than providing a literal repetition of the dome form, alternative design solutions were explored that provide a suitable emphasis to the corner in a manner consistent with the contemporary design outcomes sought for the wider site.
- 75 The adjustments (attached in the revised proposal) include an adjusted roof line, the provision of an external deck matching the profile of the Hydro Grand and continuing the occupant viewing function; a colonnade edge to the balcony (referencing the colonnade of the Hydro Grand), and a roof line with a consistent edge similar to the Hydro Grand with an accent upon the Sefton Street corner above the deck. The raised roofline with its corner emphasis is visually reinforced by a glazed section that runs the full height of the elevation on the corner.

### *Building Height and Shading Studies*

- 76 Several submitters have raised concerns regarding the height of the proposed buildings. The building mass does step over the 20m permitted height threshold, for all three buildings (albeit that the hotel is only marginally over by 0.9m). The primary design driver for



the increase in height is the recognition that the site is visually prominent from a number of view points across Timaru. As such, the proposal will be viewed from a distance as well as being experienced by pedestrians adjacent to the site. The additional height is a function of creating an interesting and varied roof profile that references both the site's coastal location, the undulations of the underlying landforms, and the pitched roof form of the Hydro as opposed to a flat roofed commercial solution.

- 77 An alternative design solution of flat roofs that achieved the permitted height would be functionally possible, however from an urban design perspective this is considered to result in a less attractive outcome for Timaru that does not contribute to the landmark outcome sought for the site. The height generated by the office building in particular at the corner is in direct response to the considered advice of the Urban Design Panel that such corner emphasis will have a positive rather than negative effect on the townscape of Timaru.
- 78 Whilst the increased height generated by the varied roofline is considered to be positive from an urban design perspective, the design team were also mindful of the need to ensure appropriate levels of amenity were retained for neighbours. This was emphasised through the submission received from the owners of the Sea Breeze motels located to the northwest of the application site.
- 79 Following a request for further information made under s92 by Mr Henderson acting for Timaru District Council, I undertook detailed shading studies of the proposal, these are attached to my evidence as **Attachment C**. The results of this study were included in the s92 response to the Council and confirmed that the effects on the neighbouring sites will be minimal or non-existent when compared to a compliant 20m high building constructed to the site boundaries.
- 80 For the apartments the design includes a stepped the roof plane to limit the shading to negligible effect on the neighbouring 28 The Bay Hill 'Sea Breeze' motel when compared to a 20m base mass model. In essence, the shading effects generated by the increased height are cancelled out by the apartment building being set in from the boundary. The hotel is largely compliant with height and is located to

the south of the Sea Breeze motels and as such shading generated by the hotel falls primarily on Sefton Street.

- 81 The office component is the highest point of the development. I note there will be no additional loss of amenity caused by shading over that which would occur with the permitted 20m base mass within the assessed time period<sup>1</sup>, with shading again falling largely onto Sefton Street.
- 82 Whilst the development will clearly result in an increase in shading relative to the existing largely undeveloped site, the site is located within a town centre commercial zone where 20m high buildings are anticipated and where the resource consent process is available to consider the design merits of proposals higher than that on a case-by-case basis. The height component over 20m is driven by the varied roofline in direct response to Urban Design Panel feedback and the responsibility of designing an attractive building complex that will be viewed from some distance across Timaru.

#### **URBAN DESIGN PANEL ENGAGEMENT**

- 83 As previously alluded to, our team presented to the Urban Design Panel on the 3rd of May 2016 at the Timaru District Council offices. An assessment of the development recommended a number of amendments to the initial design, including an increase in building mass to the Sefton Street and Bayhill intersection. A table setting out the recommendations of the Urban Design Panel and the Applicant's responses is attached as **Attachment D**.
- 84 The Council Officer's report prepared by Andrew Henderson included an updated statement from the Urban Design Panel that addressed the proposal as it had been amended following the first review. This second Urban Design Panel review recognised the amendments already made and identified three remaining points which required addressing. The points were:
- (a) Whether additional articulation of the Sefton Street East façade can be incorporated in order to enhance the pedestrian experience of this frontage;

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<sup>1</sup> The times were between 0900 and 1800 on all solstices and equinox points

- (b) Whether improved linkage and useable outdoor space can be achieved at ground floor level, and whether a through pedestrian connection from Sefton Street East is possible; and
- (c) Whether anything further can be achieved in a design sense in relation to providing an appropriate reference to the Hydro Grand Hotel, specifically the corner dome element.

85 To ensure the recommendations had been interpreted appropriately a meeting was held on the 4th of November between myself and David Sheppard (The Chair of the Urban Design Panel) at the Sheppard and Rout offices. This meeting was to expand on the response of the Urban Design Panel. We also discussed what would be considered appropriate moves to respond to the points raised by the updated report.

86 After meeting with David Sheppard, I amended the plans to address the issues that were raised. Attached at **Attachment E** is a copy of the revised building designs.

87 My responses to each of the urban design recommendations are as follows:

- (a) An improvement of the pedestrian environment along Sefton Street has been achieved by an increased articulation of the ground floor façade, the inclusion of a landscaped edge and the introduction of a laneway through to the development and gateway portal to the Hotel development;
- (b) The incorporation of an activated laneway between the Hotel entrance and Office lobby has been introduced as an activated edge of office lobby and service retail and
- (c) The corner of the Office Building development has been adjusted to better accent the corner of the development with a more pronounced gesture. I note that Mr Sheppard confirmed that in the opinion of the Urban Design Panel physical referencing of the dome shape of the Hydro Grand was not required. The design has therefore been adjusted to respond to the emphasis the Hydro Grand makes of the corner of the site. This was done by: the inclusion of an adjusted roof line; the provision of an external deck matching the profile of the Hydro

Grand; a colonnade edge to the balcony (referencing the colonnade of the Hydro Grand); and a roof line with a consistent edge similar to the Hydro Grand with accent upon the Sefton Street corner above the deck.

## **CONCLUSION**

- 88 While the loss of any heritage fabric is saddening I note that The Hydro Grand is a prominent but largely introverted development that detracts from, rather than contributes to, the immediate surrounds and the town centre in general.
- 89 In my opinion the quality of replacement will be an unquestionable improvement on the existing condition or of any adaptive reuse option proposed.
- 90 The Bay Hill replacement opens itself to the public and Caroline Bay through large public space, a proposed mix of uses which invite daily use of a wide cross section of the Timaru public and an ability to leverage the position of the site to create a true multi-threaded destination, much needed in Timaru.

**James Burgess**

**November 2016**

**Attachment A – Site Images**



SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

9500  
915010  
NOVEMBER 2016

THE BUCHAN GROUP



SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

9501  
915010  
NOVEMBER 2016

THE BUCHAN GROUP



SITE PHOTOS

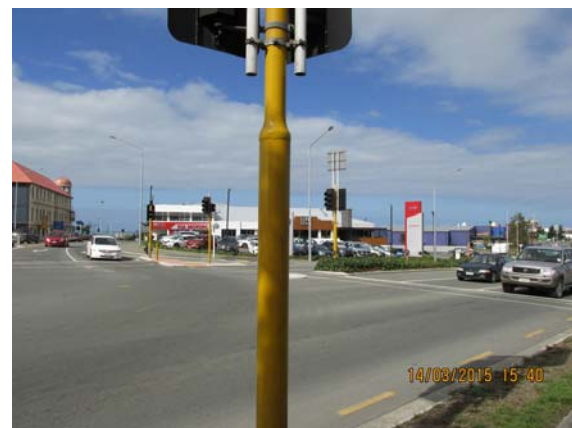


THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

9502  
915010  
NOVEMBER 2016

THE BUCHAN GROUP





SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

915010  
NOVEMBER 2016

9503  
THE BUCHAN GROUP



SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

915010  
NOVEMBER 2016

9504  
THE BUCHAN GROUP



SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

915010  
NOVEMBER 2016

9505 THE BUCHAN GROUP



SITE PHOTOS



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

915010  
NOVEMBER 2016

9506 THE BUCHAN GROUP



SITE PHOTOS

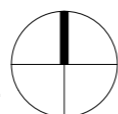


THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

9507  
915010  
NOVEMBER 2016

THE BUCHAN GROUP

**Attachment B – Existing Site Plan**



**Attachment C – Shading Studies**

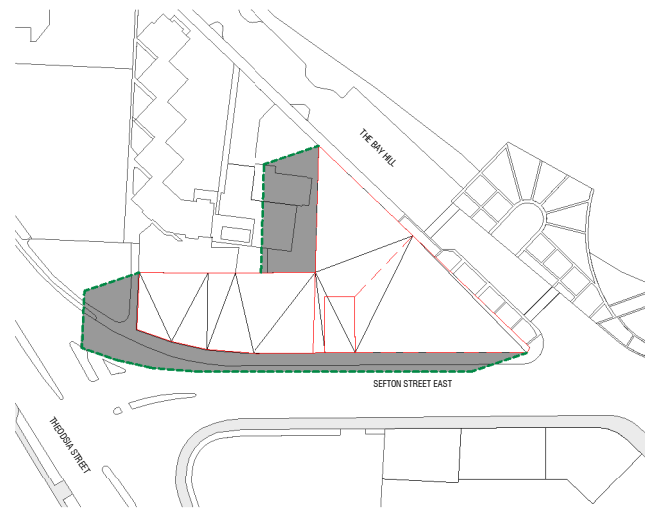




**1** SUN STUDY - COMPLIANT MODEL - DECEMBER 21st - 9am  
Scale: 1:1000



**2** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 9am  
Scale: 1:1000



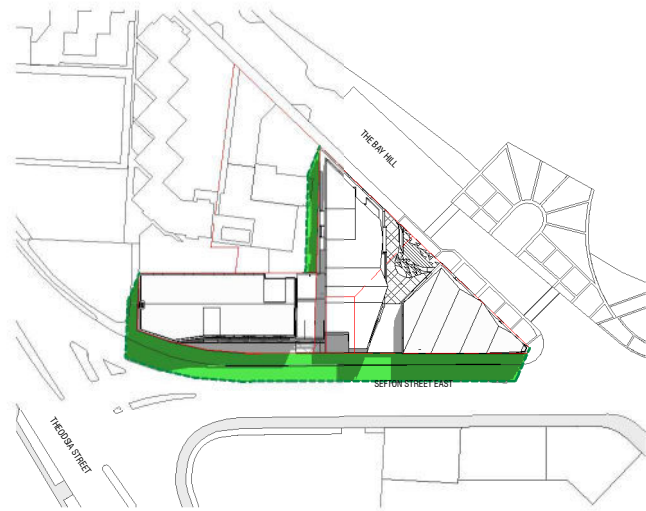
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Scale: 1:1000



**4** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 10am  
Scale: 1:1000



**5** SUN STUDY - COMPLIANT MODEL - DECEMBER 21st - 12pm  
Scale: 1:1000



**6** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 12pm  
Scale: 1:1000



**7** SUN STUDY - COMPLIANT MODEL - DECEMBER 21st - 2pm  
Scale: 1:1000



**8** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 2pm  
Scale: 1:1000



**9** SUN STUDY - COMPLIANT MODEL - DECEMBER 21st - 4pm  
Scale: 1:1000



**10** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 4pm  
Scale: 1:1000



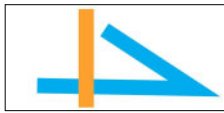
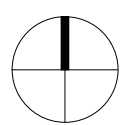
**11** SUN STUDY - COMPLIANT MODEL - DECEMBER 21st - 6pm  
Scale: 1:1000



**12** SUN STUDY - PROPOSED BUILDING - DECEMBER 21st - 6pm  
Scale: 1:1000

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES

— COMPLIANT MODEL SHADOW OUTLINE



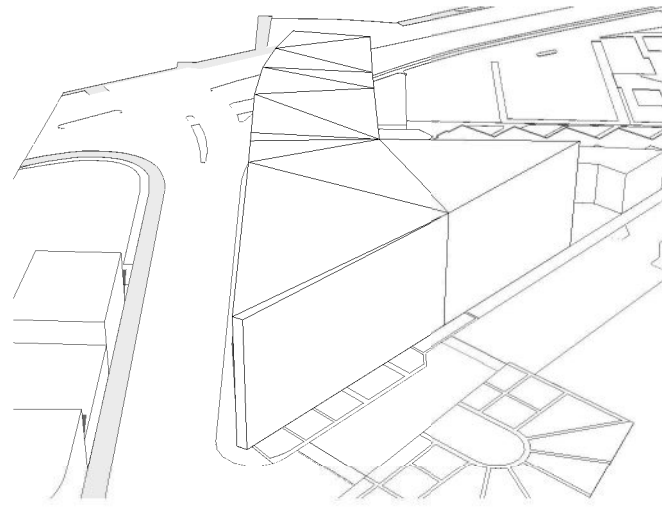
SOLAR STUDIES - SUMMER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

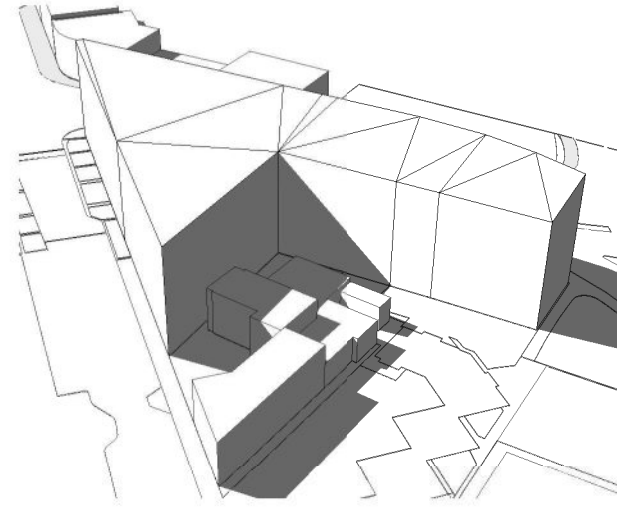
SK- 8000

915010  
OCTOBER 2016

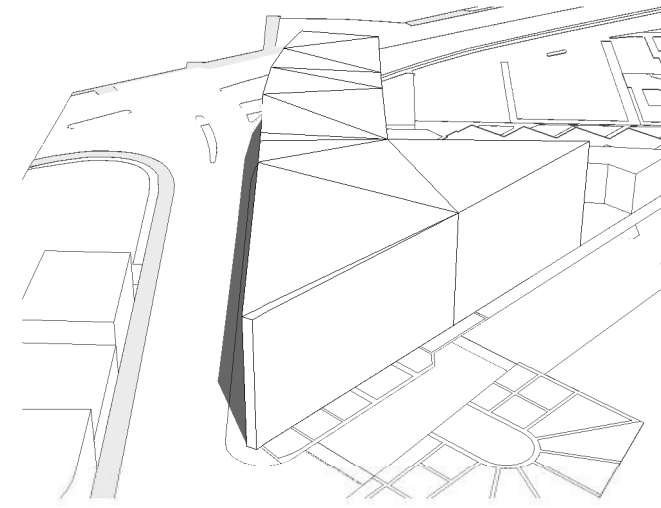
THE BUCHANAN GROUP



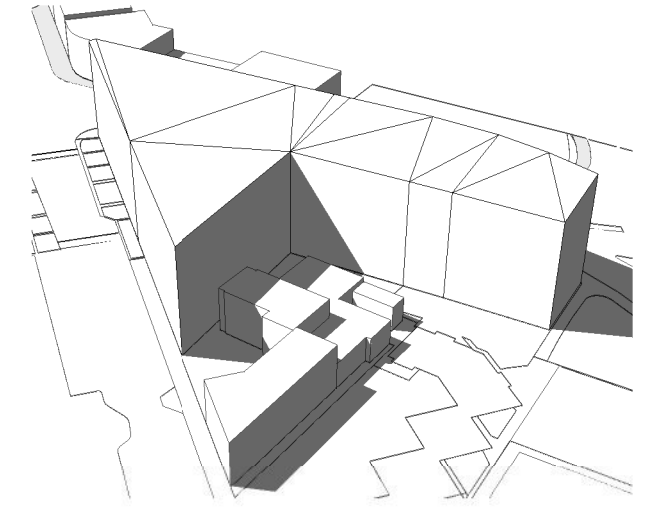
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2 SUN STUDY - COMPLIANT VIEW 02 - DECEMBER 21st - 9am



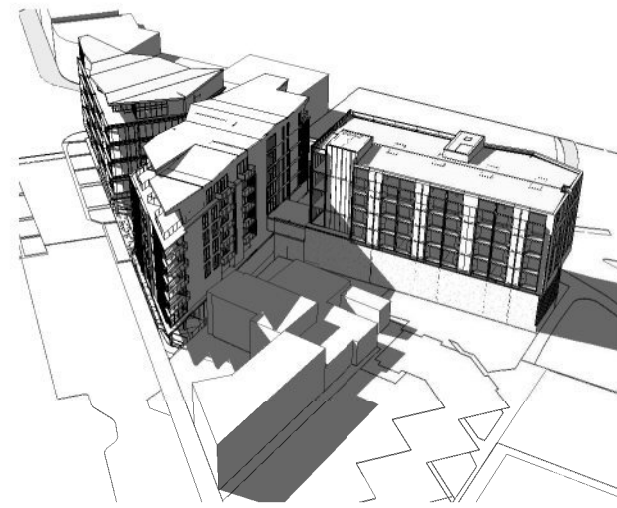
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4 SUN STUDY - COMPLIANT VIEW 02 - DECEMBER 21st - 10am



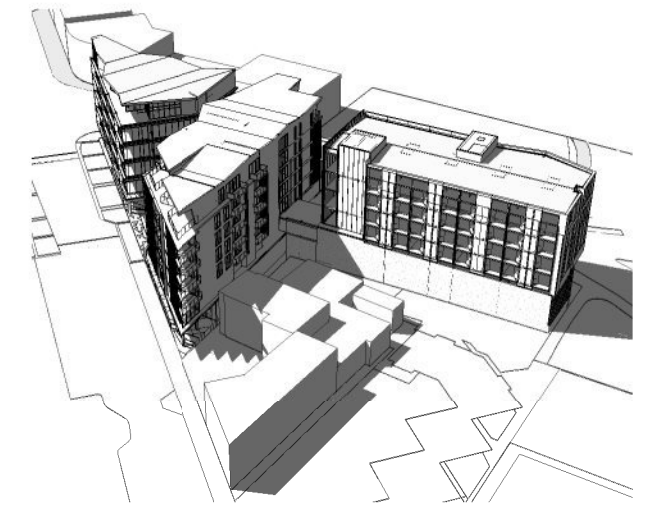
5 SUN STUDY - PROPOSED VIEW 01 - DECEMBER 21st - 9am



6 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 9am

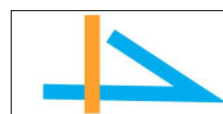
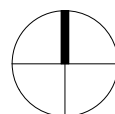


7 SUN STUDY - PROPOSED VIEW 01 - DECEMBER 21st - 10am



8 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 10am

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



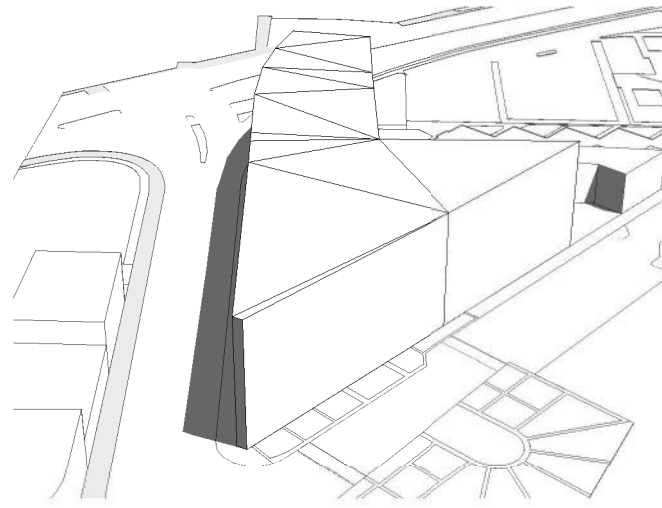
SOLAR STUDIES - SUMMER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

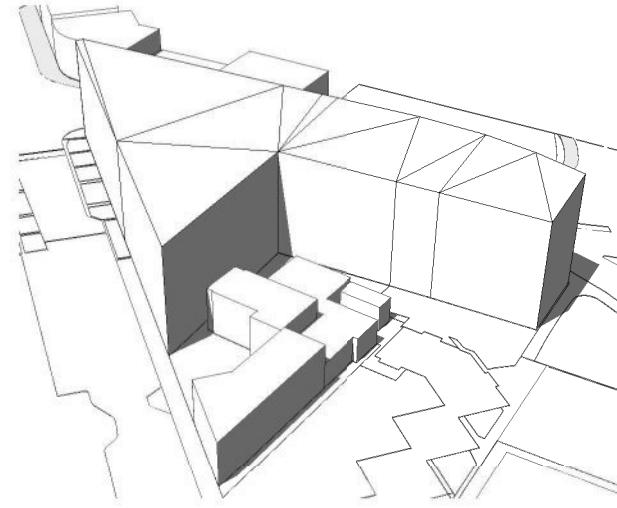
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OCTOBER 2016

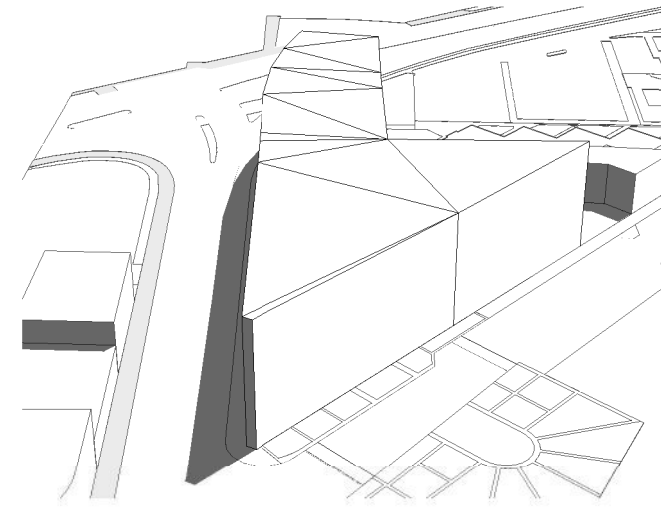
THE BUCHAN GROUP



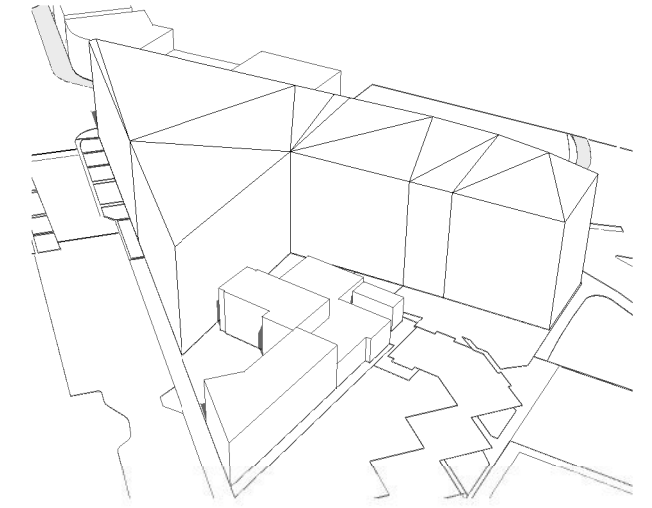
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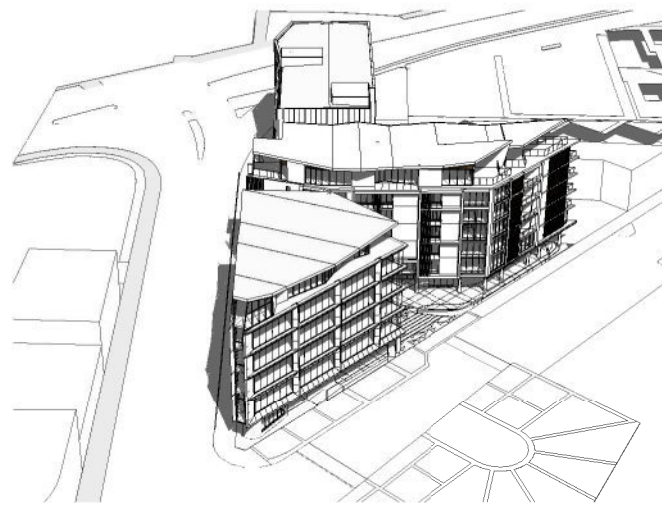
2 SUN STUDY - COMPLIANT VIEW 02 - DECEMBER 21st - 12pm



3 SUN STUDY - COMPLIANT VIEW 01 - DECEMBER 21st - 2pm



4 SUN STUDY - COMPLIANT VIEW 02 - DECEMBER 21st - 2pm



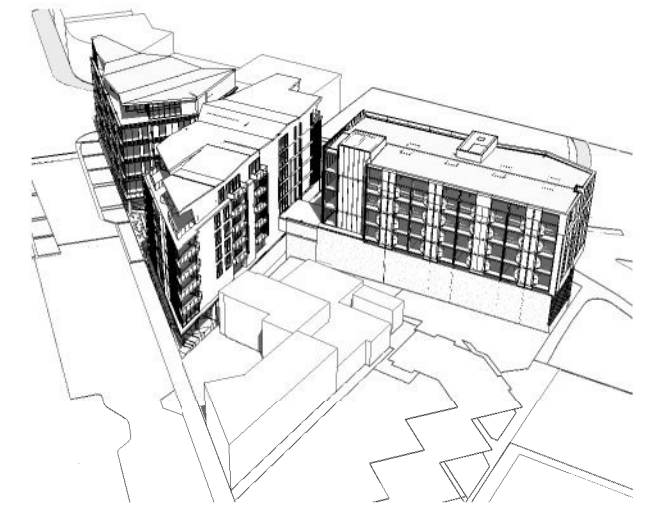
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6 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 12pm

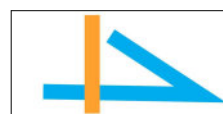
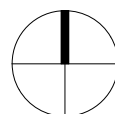


7 SUN STUDY - PROPOSED VIEW 01 - DECEMBER 21st - 2pm



8 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 2pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



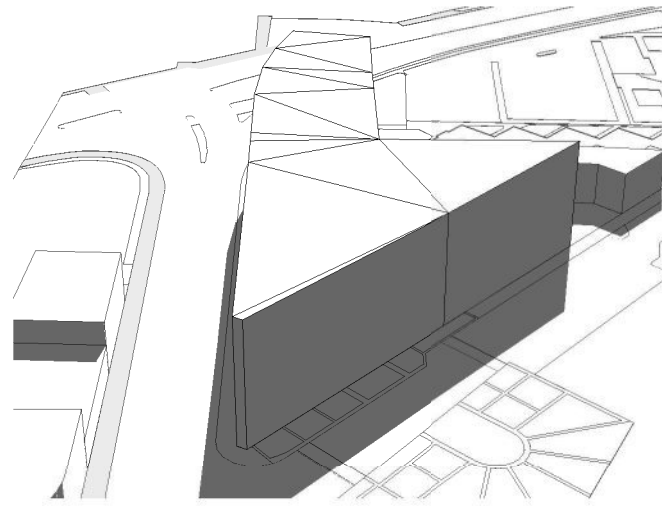
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THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

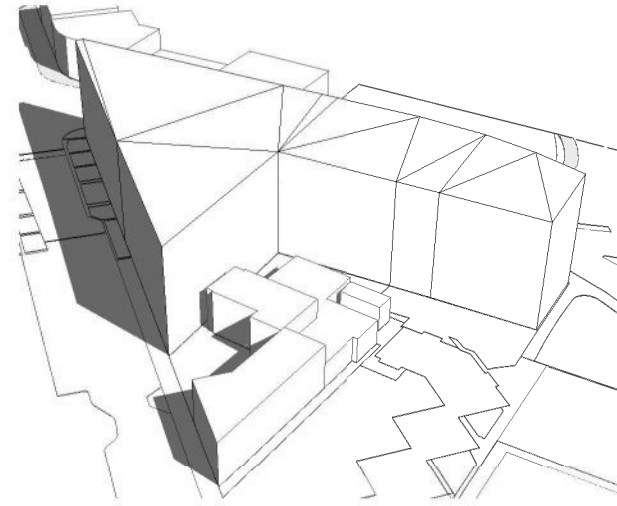
SK- 8002

915010  
OCTOBER 2016

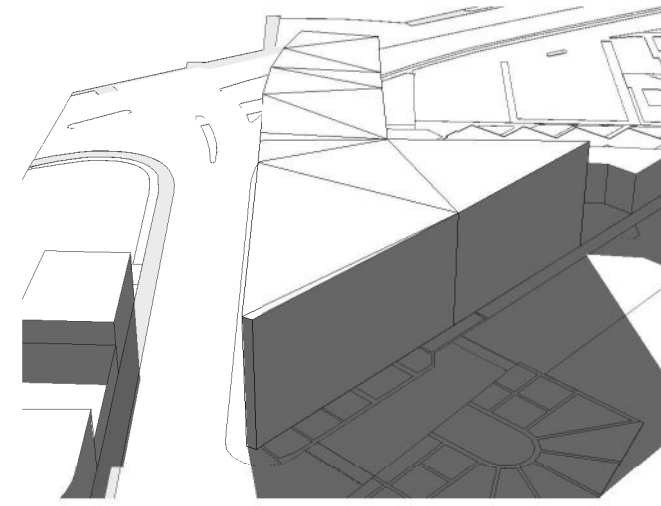
THE BUCHAN GROUP



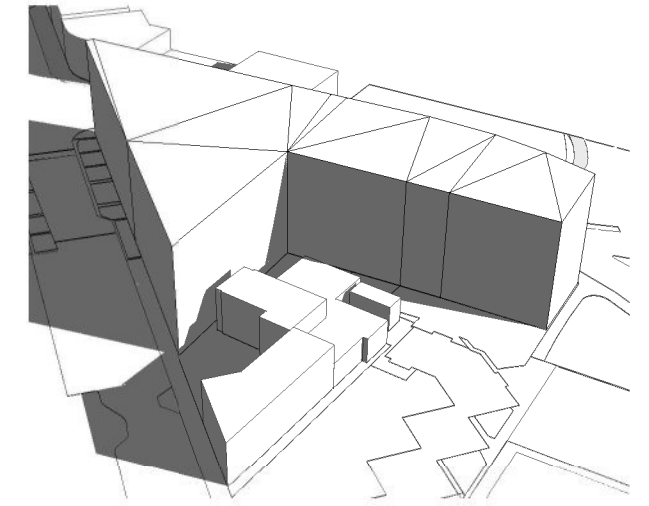
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2 SUN STUDY - COMPLIANT VIEW 02 - DECEMBER 21st - 4pm



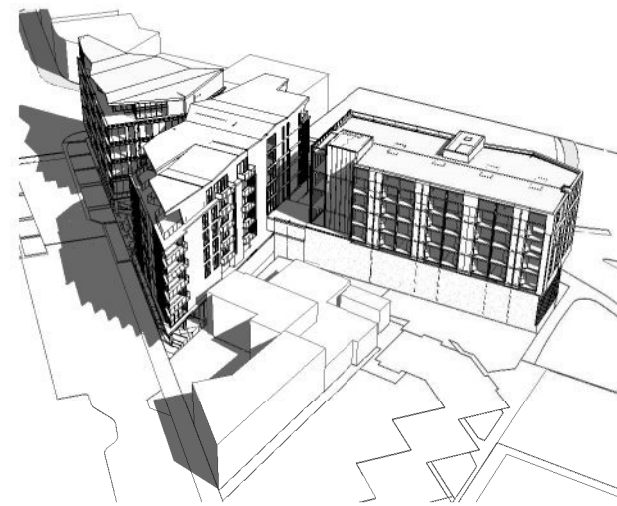
3 SUN STUDY - COMPLIANT VIEW 01 - DECEMBER 21st - 6pm



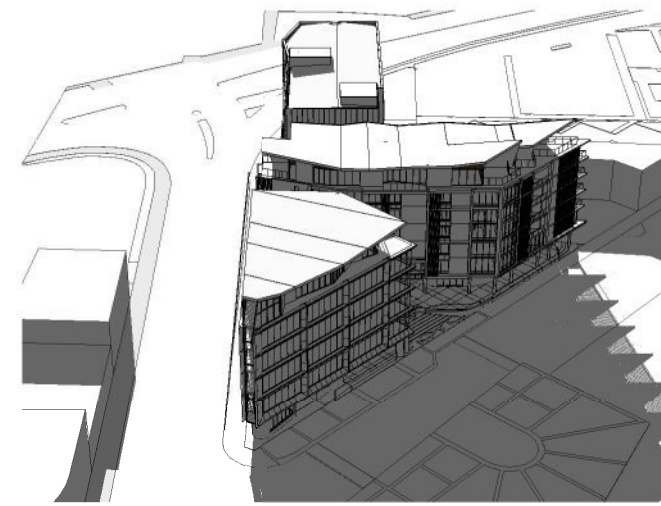
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5 SUN STUDY - PROPOSED VIEW 01 - DECEMBER 21st - 4pm



6 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 4pm

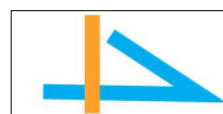
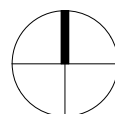


7 SUN STUDY - PROPOSED VIEW 01 - DECEMBER 21st - 6pm



8 SUN STUDY - PROPOSED VIEW 02 - DECEMBER 21st - 6pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



SOLAR STUDIES - SUMMER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

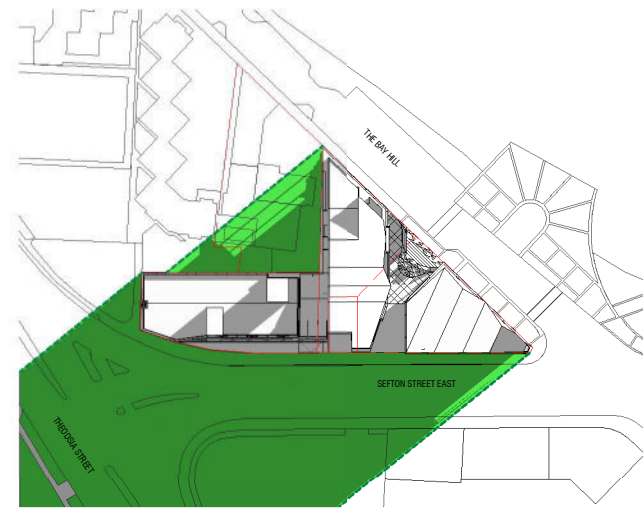
SK- 8003

915010  
OCTOBER 2016

THE BUCHAN GROUP



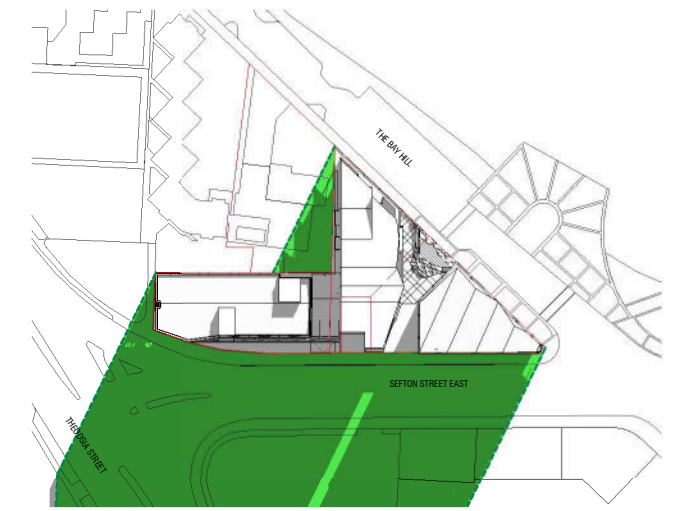
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2 SUN STUDY - PROPOSED BUILDING - JUNE 21st - 9am  
Scale: 1:1000



3 SUN STUDY - COMPLIANT MODEL - JUNE 21st - 11am  
Scale: 1:1000



4 SUN STUDY - PROPOSED BUILDING - JUNE 21st - 11am  
Scale: 1:1000



5 SUN STUDY - COMPLIANT MODEL - JUNE 21st - 12pm  
Scale: 1:1000



6 SUN STUDY - PROPOSED BUILDING - JUNE 21st - 12pm  
Scale: 1:1000



7 SUN STUDY - COMPLIANT MODEL - JUNE 21st - 2pm  
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8 SUN STUDY - PROPOSED BUILDING - JUNE 21st - 2pm  
Scale: 1:1000



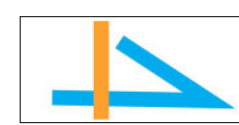
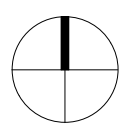
9 SUN STUDY - COMPLIANT MODEL - JUNE 21st - 4pm  
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10 SUN STUDY - PROPOSED BUILDING - JUNE 21st - 4pm  
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COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT  
AND DRAWN TO THE SITE BOUNDARIES

— COMPLIANT MODEL SHADOW OUTLINE



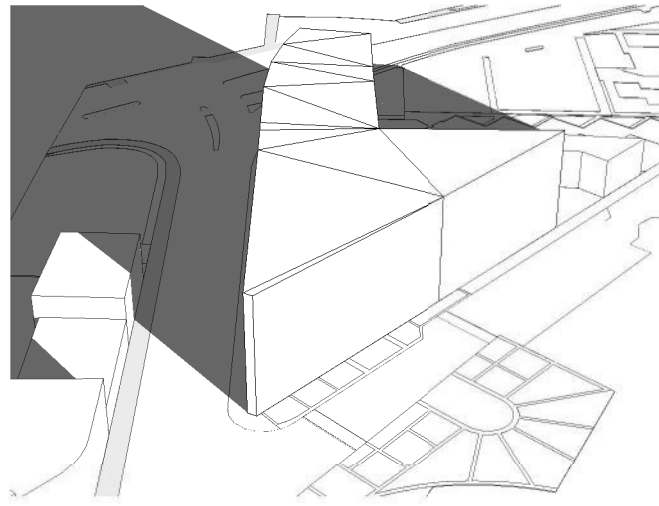
SOLAR STUDIES - WINTER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

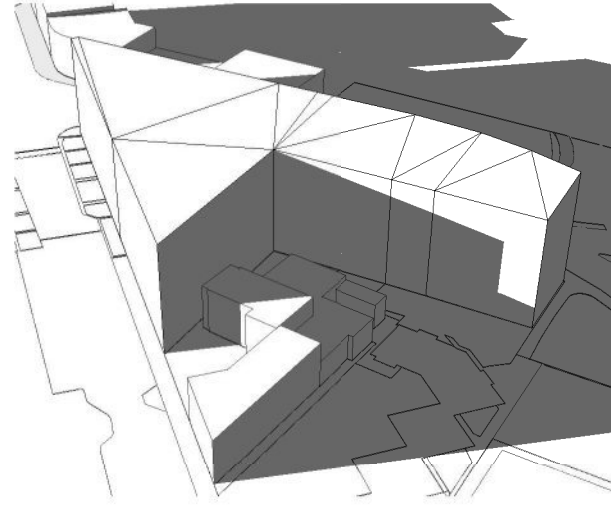
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OCTOBER 2016

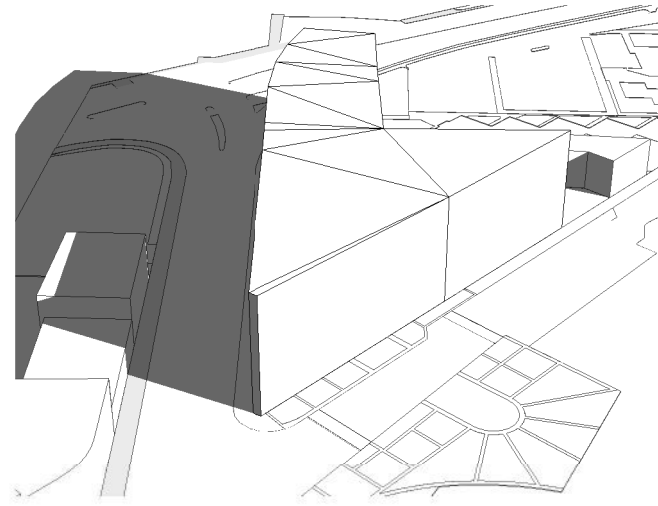
THE BUCHAN GROUP



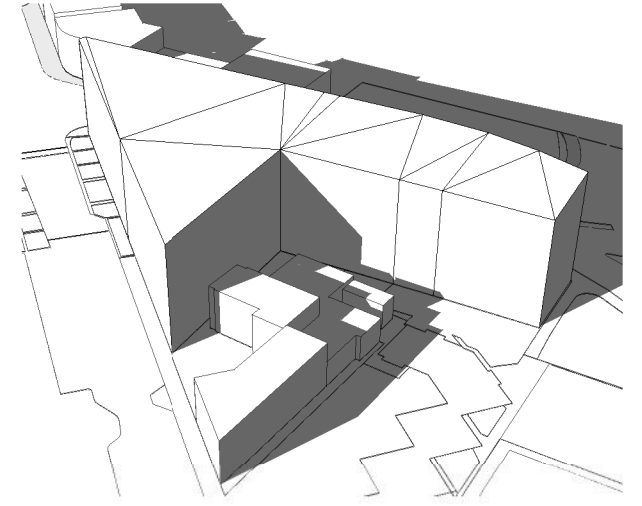
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2 SUN STUDY - COMPLIANT VIEW 02 - JUNE 21st - 9am



3 SUN STUDY - COMPLIANT VIEW 01 - JUNE 21st - 11am



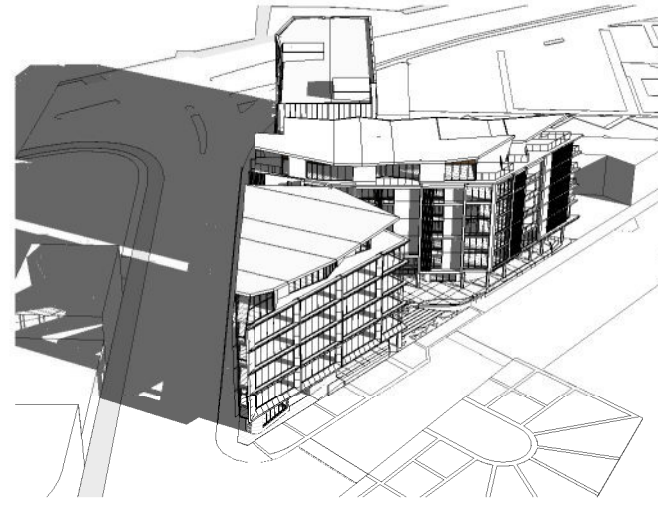
4 SUN STUDY - COMPLIANT VIEW 02 - JUNE 21st - 11am



5 SUN STUDY - PROPOSED VIEW 01 - JUNE 21st - 9am



6 SUN STUDY - PROPOSED VIEW 02 - JUNE 21st - 9am

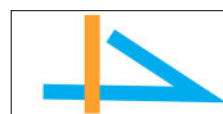
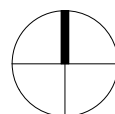


7 SUN STUDY - PROPOSED VIEW 01 - JUNE 21st - 11am



8 SUN STUDY - PROPOSED VIEW 02 - JUNE 21st - 11am

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



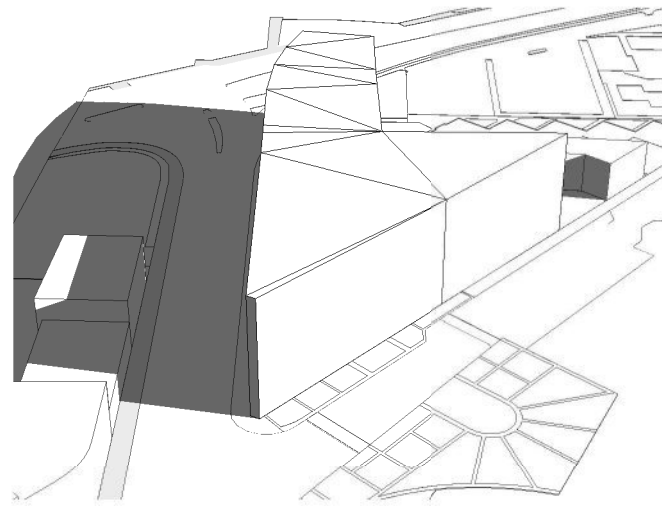
SOLAR STUDIES - WINTER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

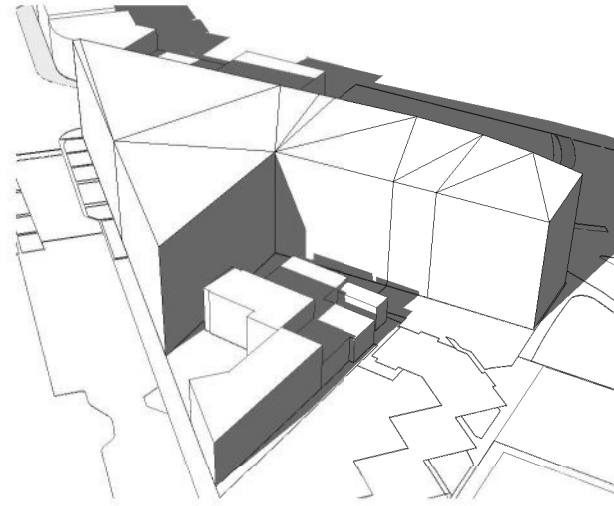
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OCTOBER 2016

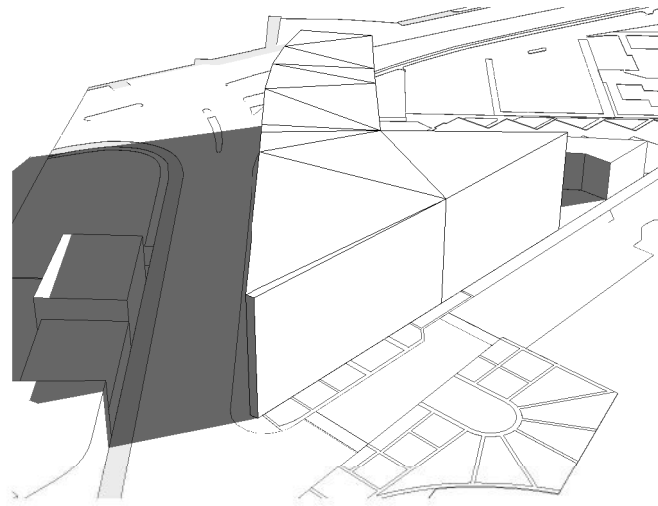
THE BUCHAN GROUP



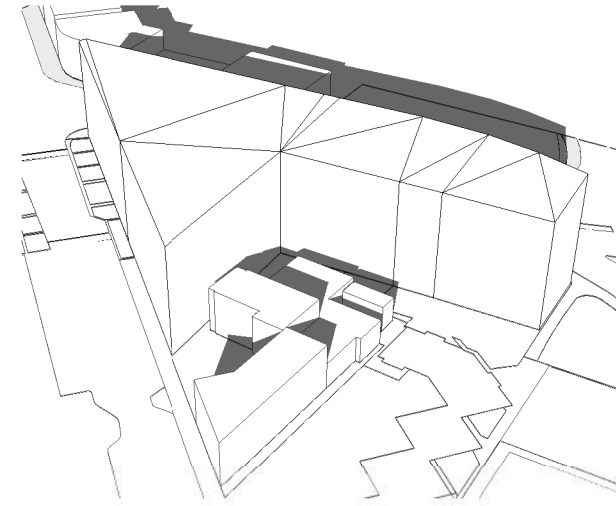
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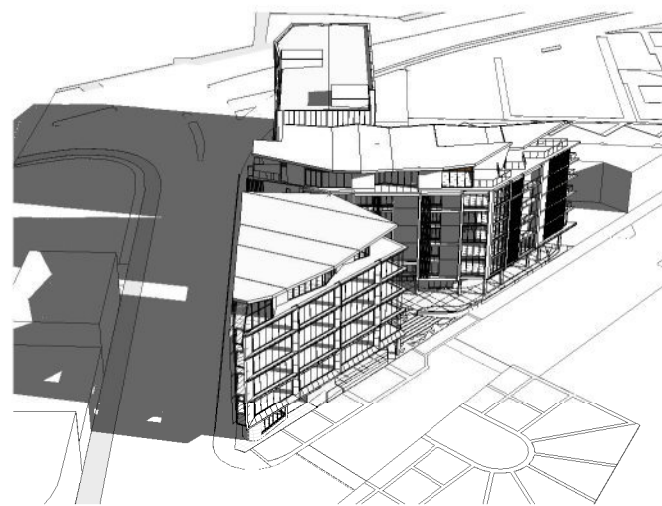
2 SUN STUDY - COMPLIANT VIEW 02 - JUNE 21st - 12pm



3 SUN STUDY - COMPLIANT VIEW 01 - JUNE 21st - 2pm



4 SUN STUDY - COMPLIANT VIEW 02 - JUNE 21st - 2pm



5 SUN STUDY - PROPOSED VIEW 01 - JUNE 21st - 12pm



6 SUN STUDY - PROPOSED VIEW 02 - JUNE 21st - 12pm

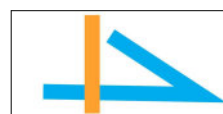
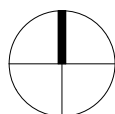


7 SUN STUDY - PROPOSED VIEW 01 - JUNE 21st - 2pm



8 SUN STUDY - PROPOSED VIEW 02 - JUNE 21st - 2pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



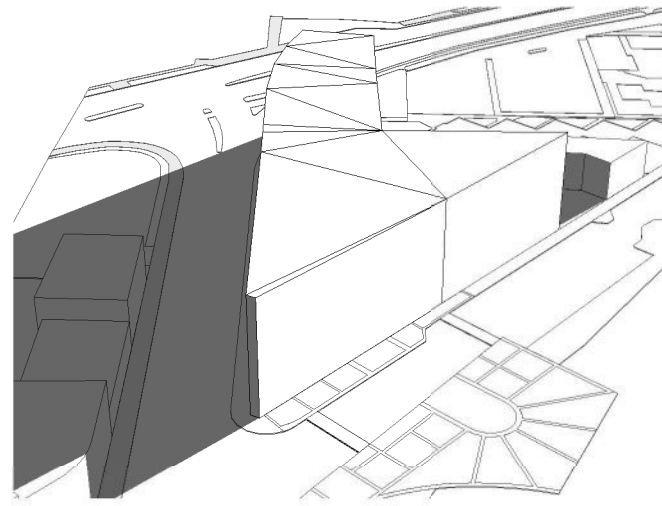
SOLAR STUDIES - WINTER SOLSTICE

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

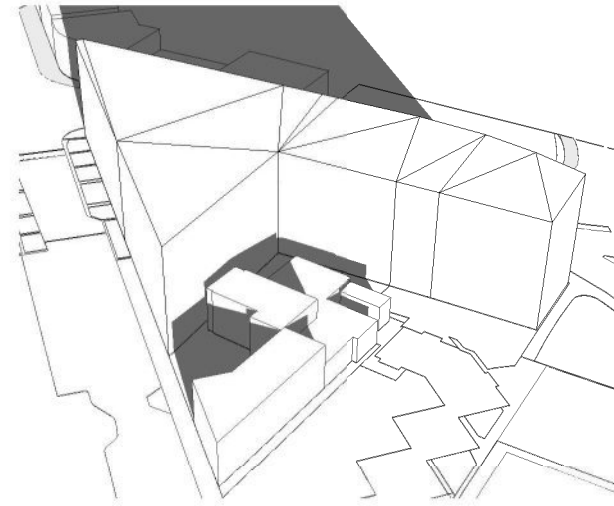
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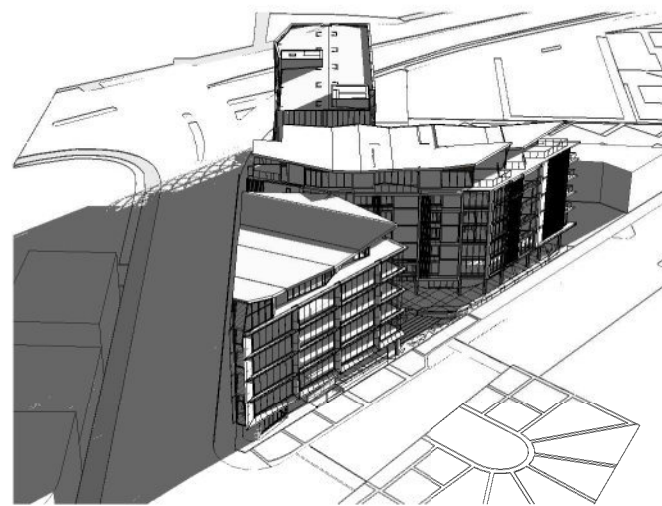
THE BUCHAN GROUP



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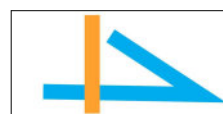
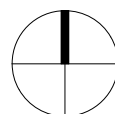


3 SUN STUDY - PROPOSED VIEW 01 - JUNE 21st - 4pm



4 SUN STUDY - PROPOSED VIEW 02 - JUNE 21st - 4pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



SOLAR STUDIES - WINTER SOLSTICE

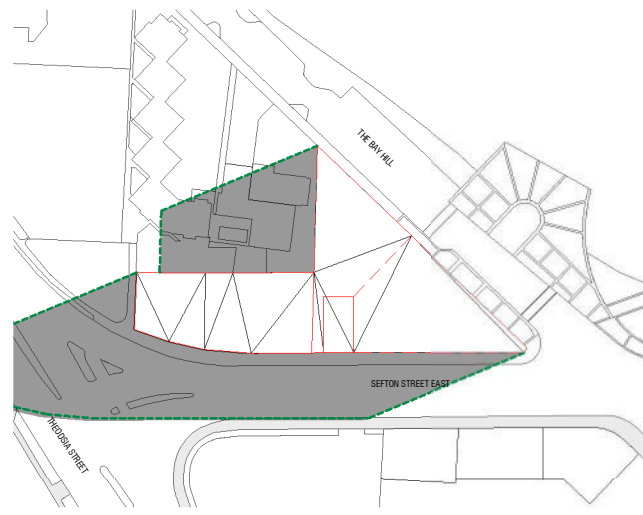
THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

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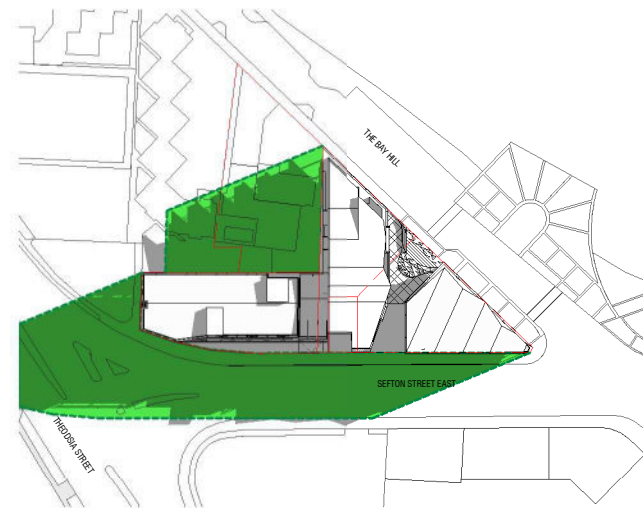
915010  
OCTOBER 2016

THE BUCHAN GROUP

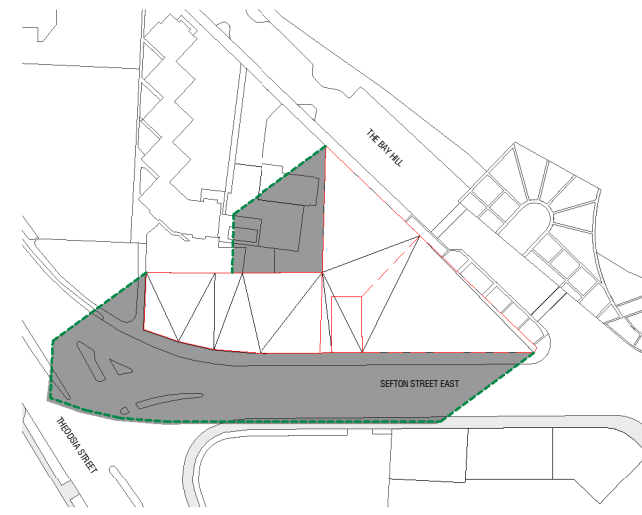




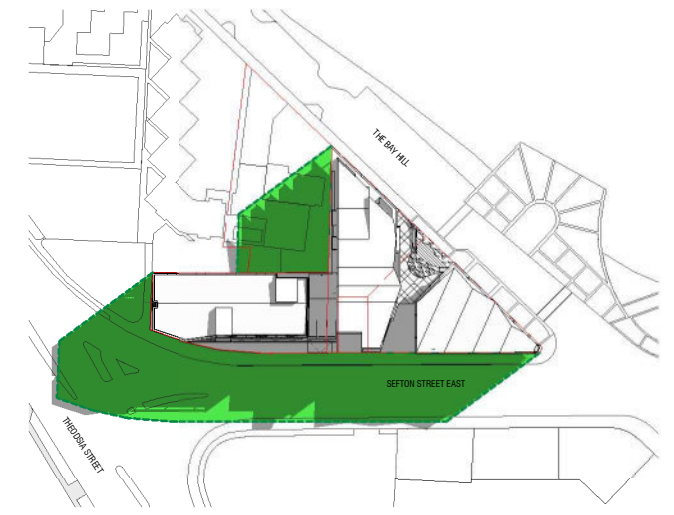
1 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 9am  
Scale: 1:1000



2 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 9am  
Scale: 1:1000



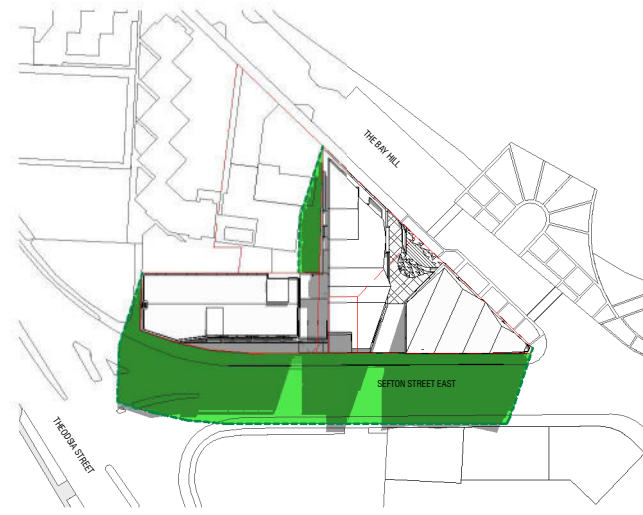
3 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 10am  
Scale: 1:1000



4 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 10am  
Scale: 1:1000



5 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 12pm  
Scale: 1:1000



6 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 12pm  
Scale: 1:1000



7 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 2pm  
Scale: 1:1000



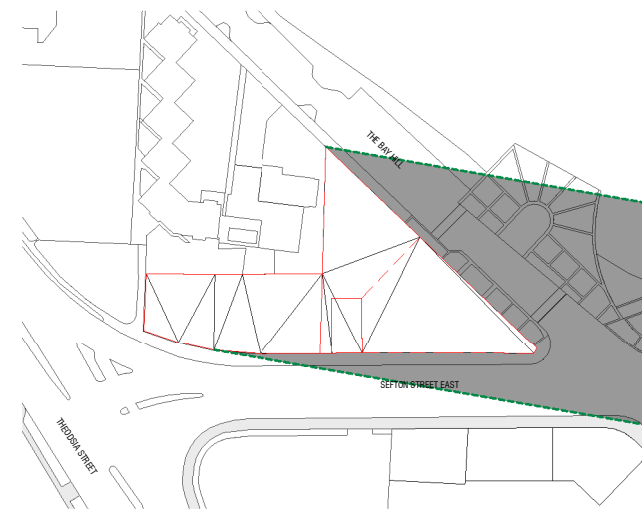
8 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 2pm  
Scale: 1:1000



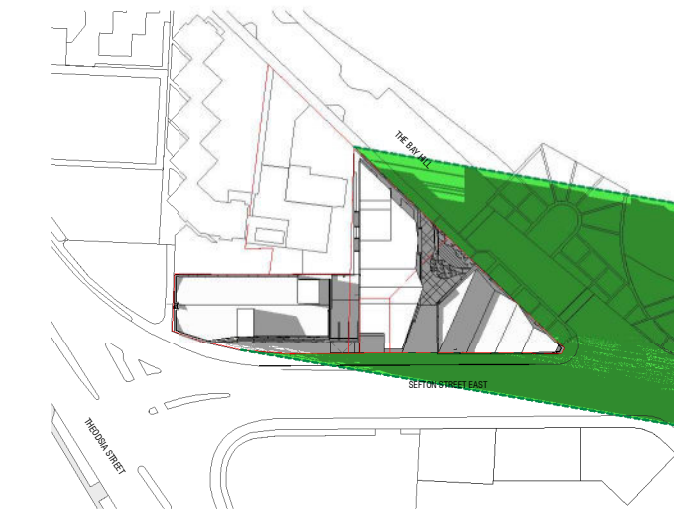
9 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 4pm  
Scale: 1:1000



10 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 4pm  
Scale: 1:1000



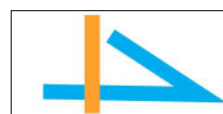
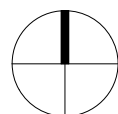
11 SUN STUDY - COMPLIANT MODEL - MARCH 21st - 6pm  
Scale: 1:1000



12 SUN STUDY - PROPOSED BUILDING - MARCH 21st - 6pm  
Scale: 1:1000

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES

— COMPLIANT MODEL SHADOW OUTLINE



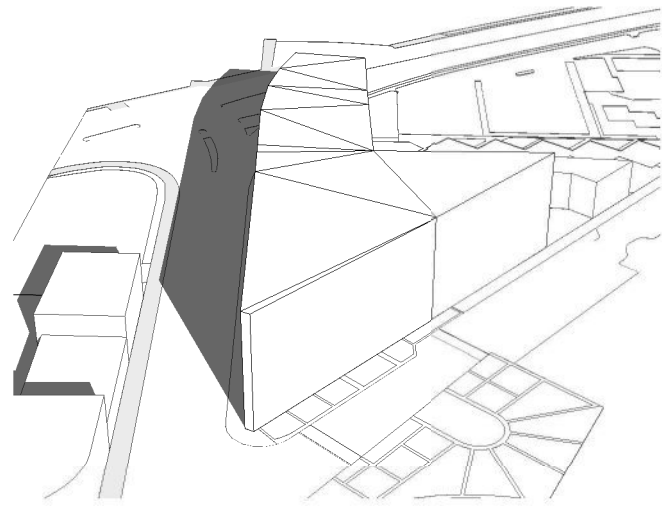
SOLAR STUDIES - AUTUMN EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

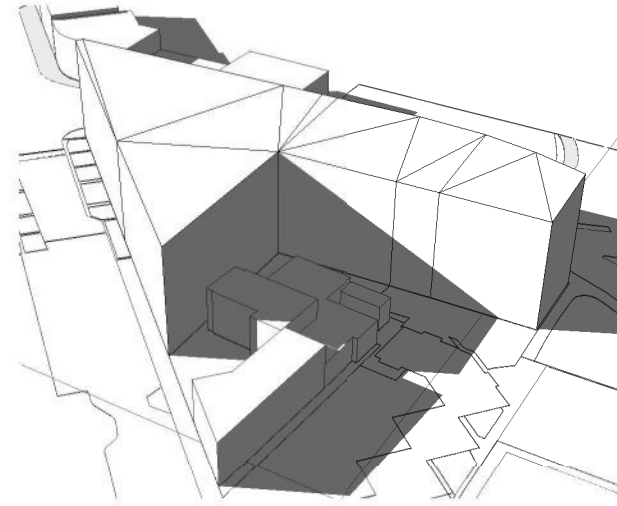
SK- 8010

915010  
OCTOBER 2016

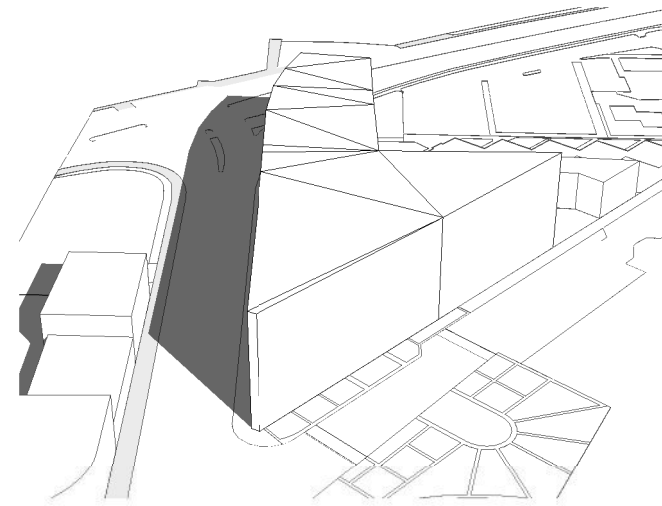
THE BUCHANAN GROUP



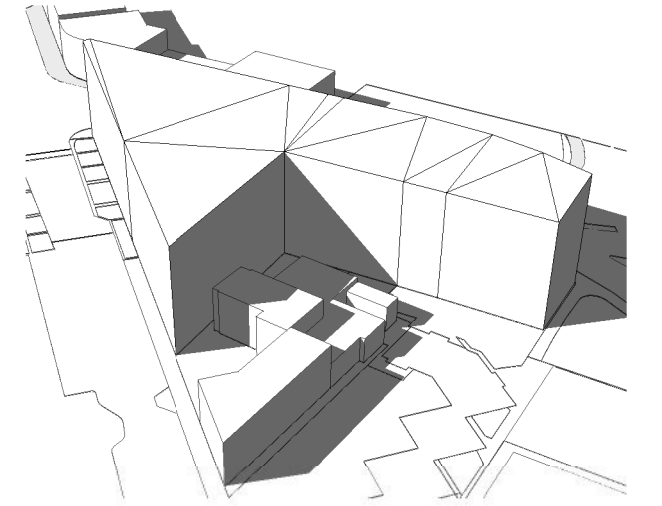
1 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 9am



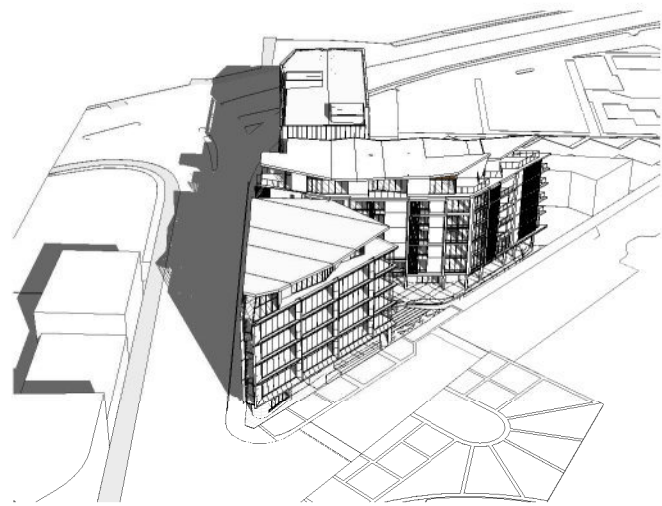
2 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 9am



3 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 10am



4 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 10am



5 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 9am



6 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 9am

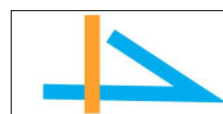
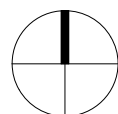


7 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 10am



8 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 10am

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



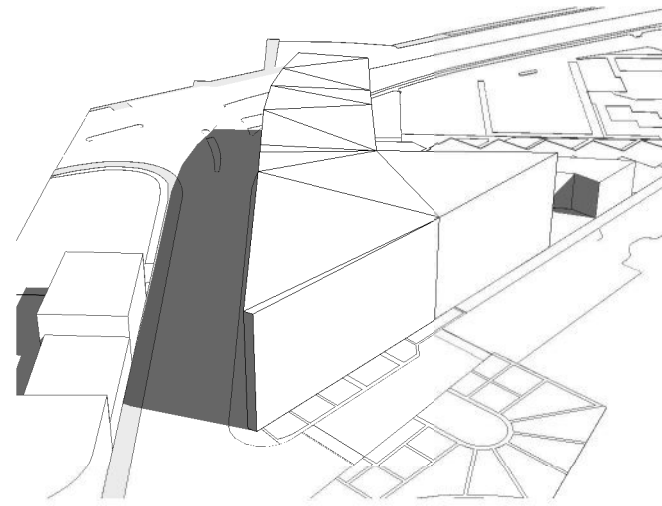
SOLAR STUDIES - AUTUMN EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

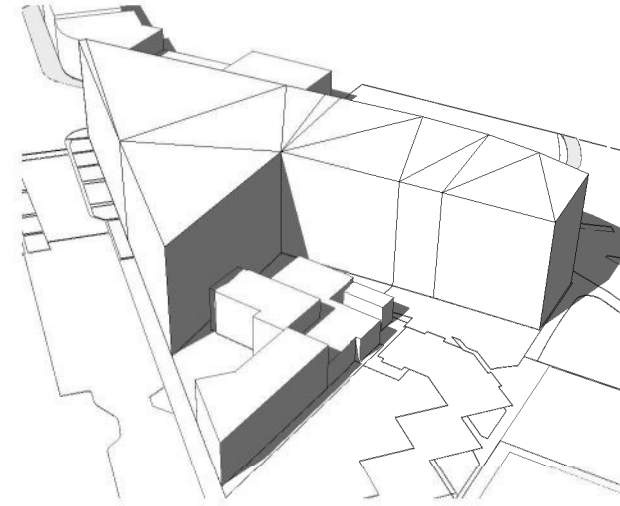
SK- 8011

915010  
OCTOBER 2016

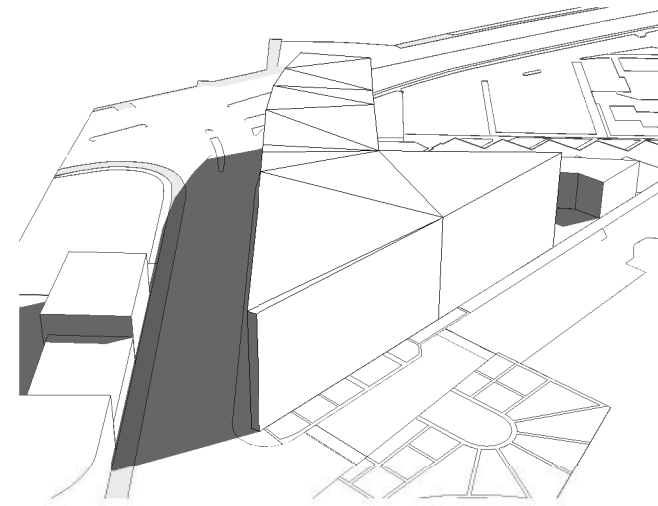
THE BUCHAN GROUP



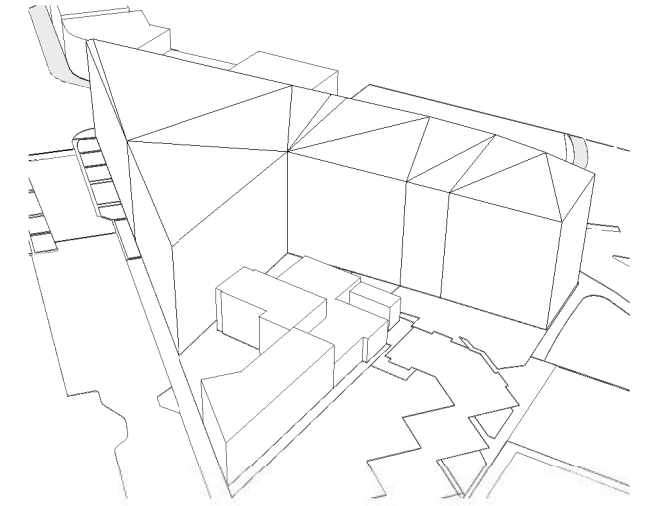
1 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 12pm



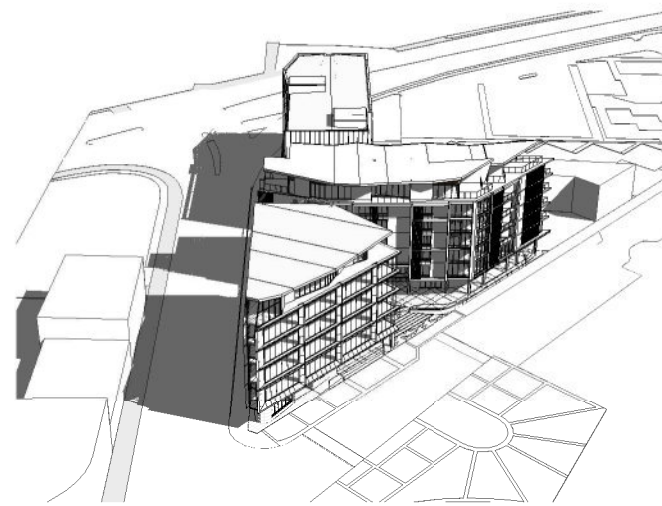
2 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 12pm



3 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 2pm



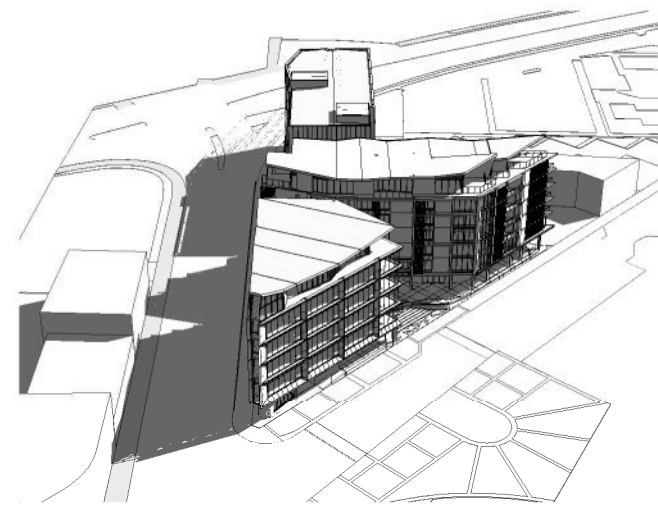
4 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 2pm



5 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 12pm



6 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 12pm

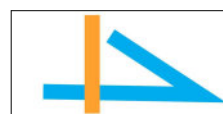
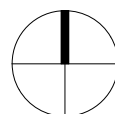


7 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 2pm



8 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 2pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



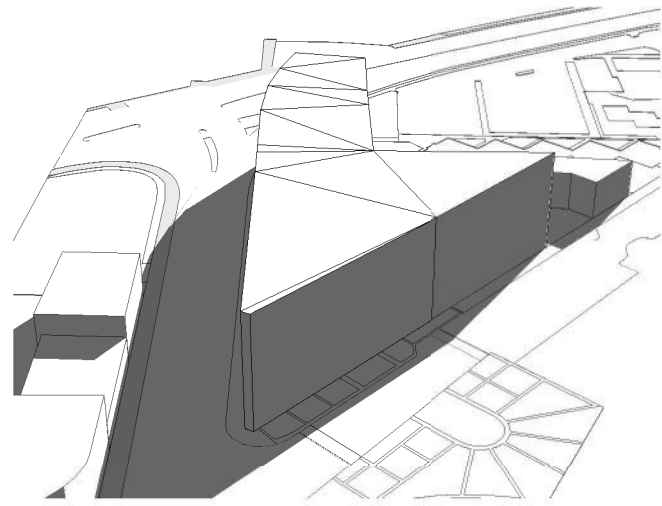
SOLAR STUDIES - AUTUMN EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

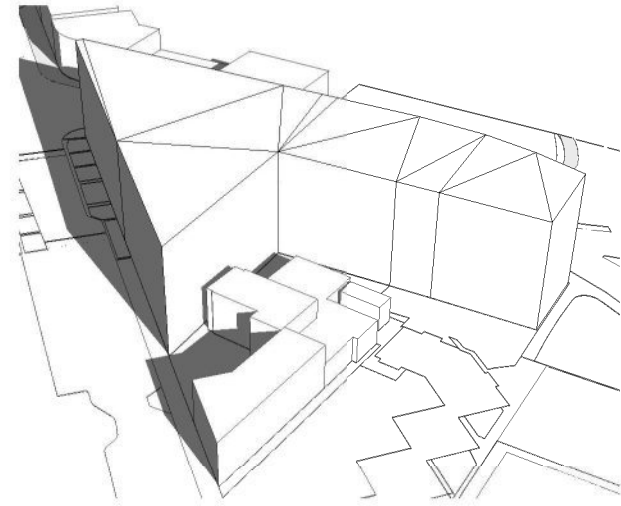
8012

915010  
OCTOBER 2016

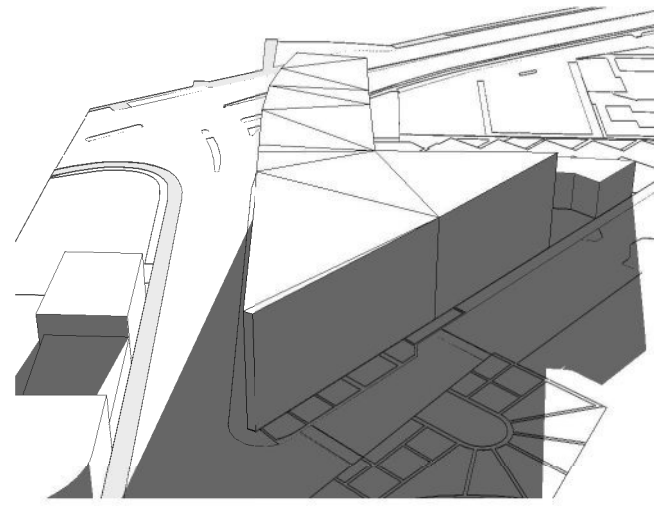
THE BUCHAN GROUP



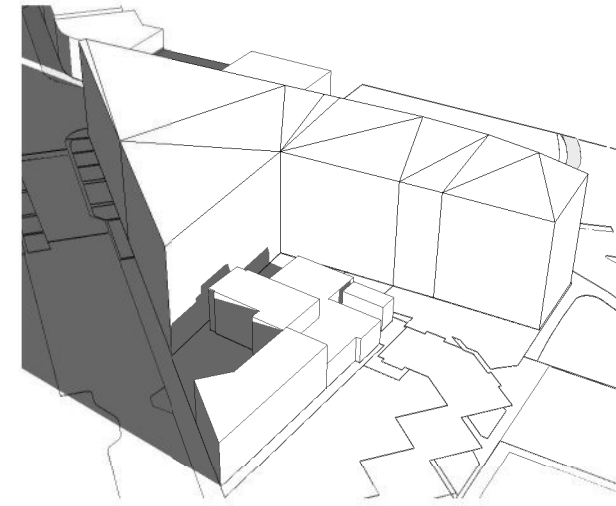
1 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 4pm



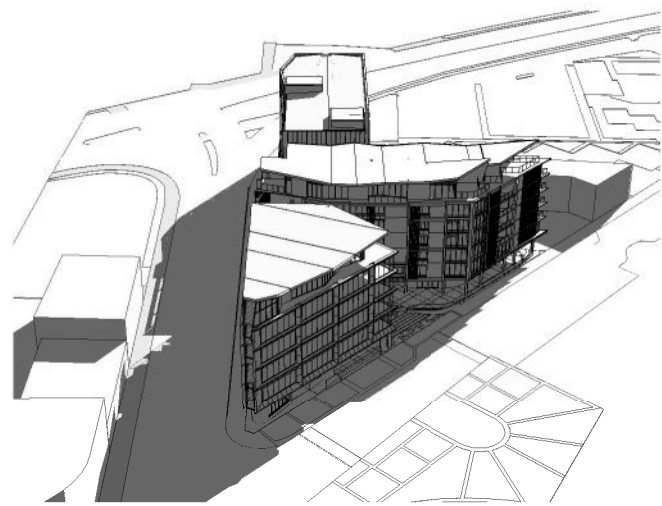
2 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 4pm



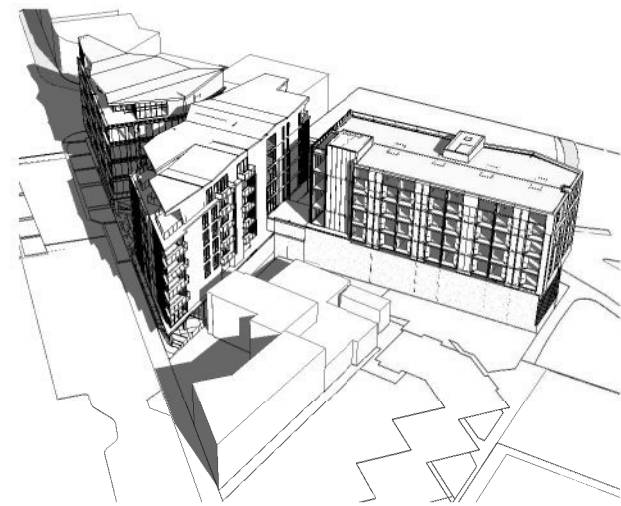
3 SUN STUDY - COMPLIANT VIEW 01 - MARCH 21st - 6pm



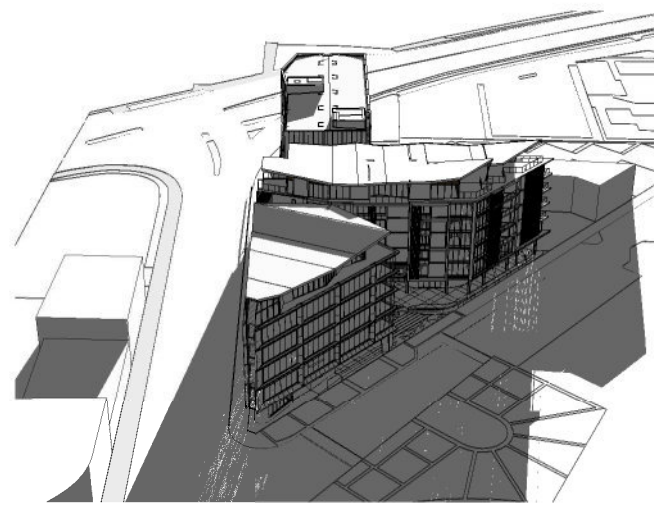
4 SUN STUDY - COMPLIANT VIEW 02 - MARCH 21st - 6pm



5 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 4pm



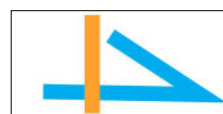
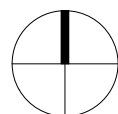
6 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 4pm



7 SUN STUDY - PROPOSED VIEW 01 - MARCH 21st - 6pm



8 SUN STUDY - PROPOSED VIEW 02 - MARCH 21st - 6pm



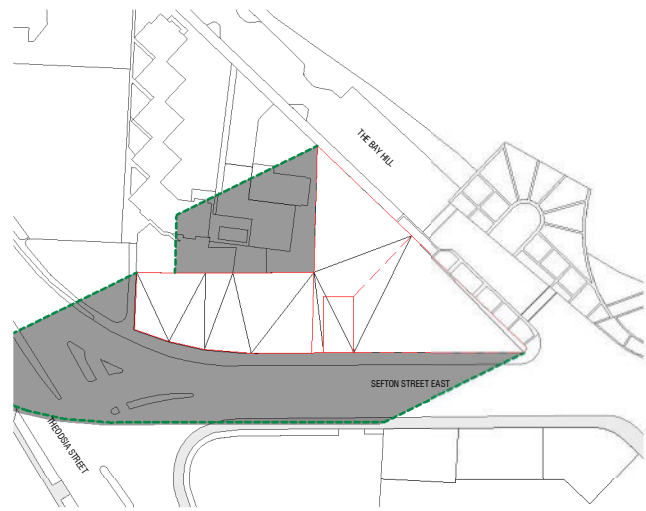
SOLAR STUDIES - AUTUMN EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

SK- 8013

915010  
OCTOBER 2016

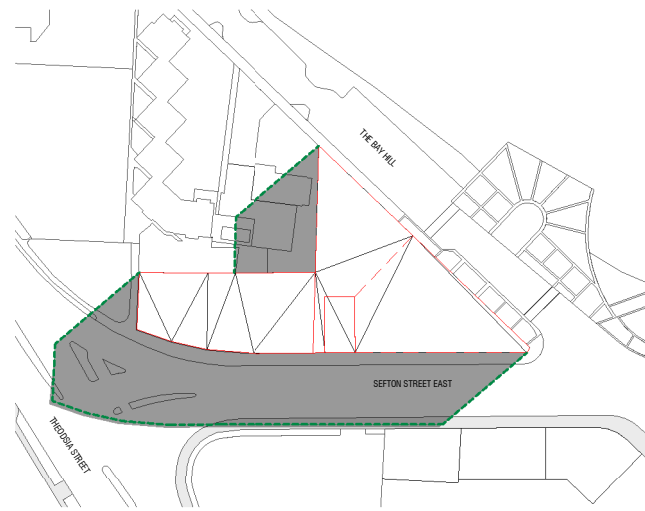
THE BUCHAN GROUP



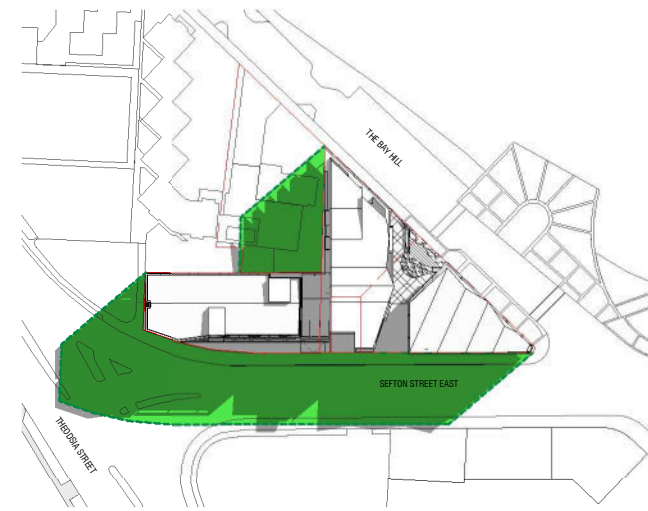
1 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 9am  
Scale: 1:1000



2 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 9am  
Scale: 1:1000



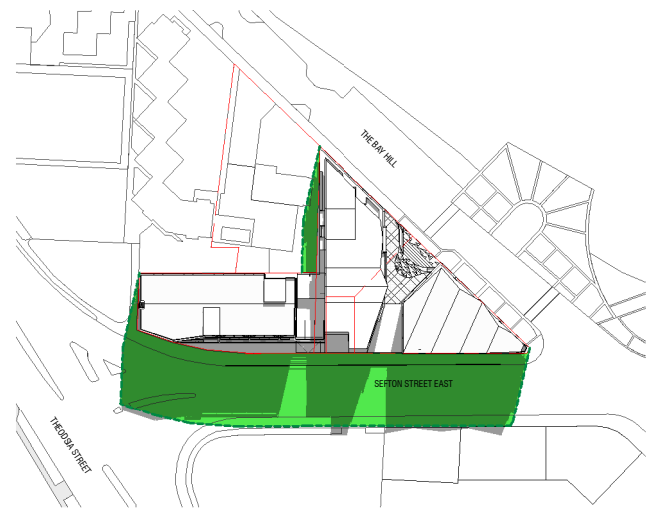
3 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 10am  
Scale: 1:1000



4 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 10am  
Scale: 1:1000



5 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 12pm  
Scale: 1:1000



6 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 12pm  
Scale: 1:1000



7 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 2pm  
Scale: 1:1000



8 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 2pm  
Scale: 1:1000



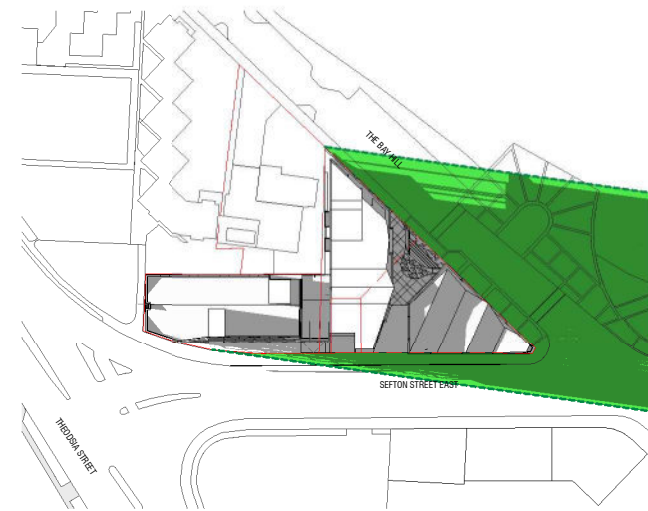
9 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 4pm  
Scale: 1:1000



10 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 4pm  
Scale: 1:1000



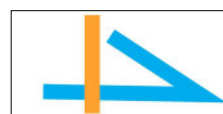
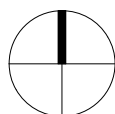
11 SUN STUDY - COMPLIANT MODEL - SEPTEMBER 21st - 6pm  
Scale: 1:1000



12 SUN STUDY - PROPOSED BUILDING - SEPTEMBER 21st - 6pm  
Scale: 1:1000

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES

— COMPLIANT MODEL SHADOW OUTLINE



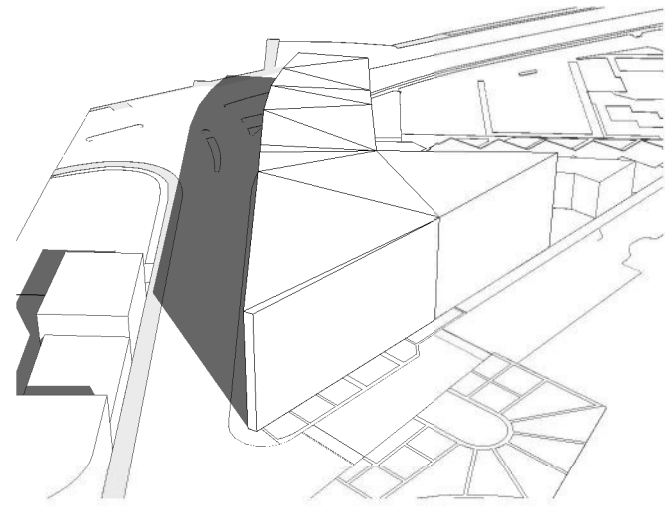
SOLAR STUDIES - SPRING EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

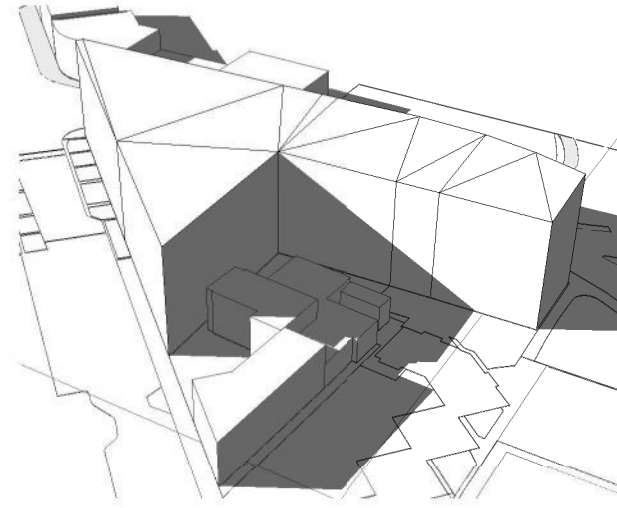
SK- 8015

915010  
OCTOBER 2016

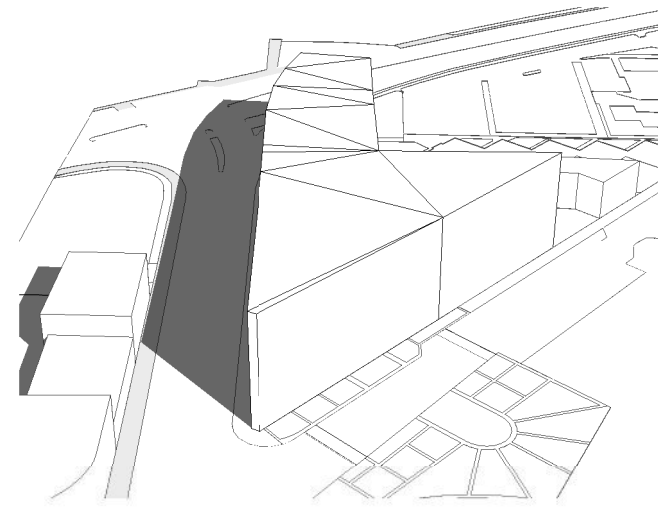
THE BUCHANAN GROUP



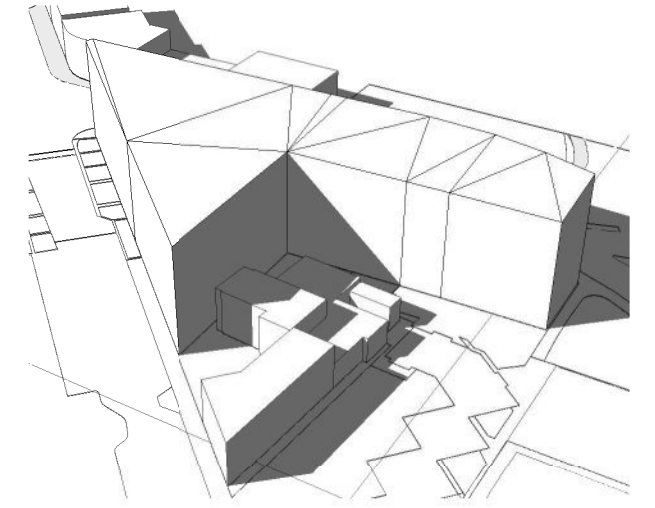
1 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 9am



2 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 9am



3 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 10am



4 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 10am



5 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 9am



6 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 9am

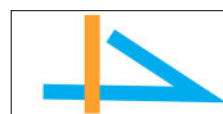
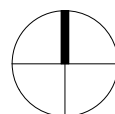


7 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 10am



8 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 10am

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



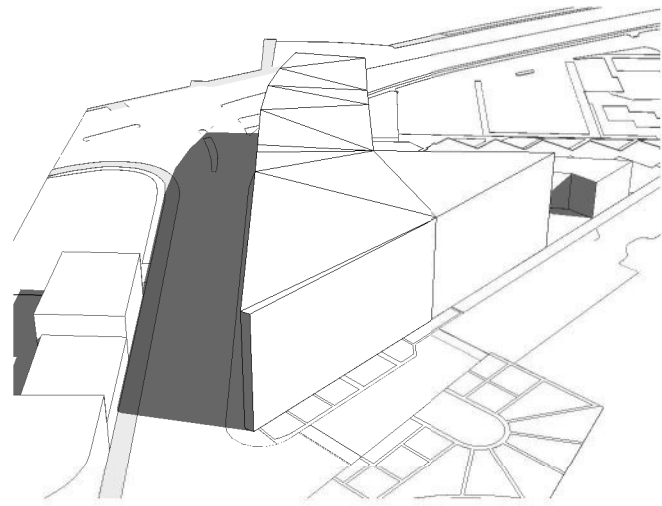
SOLAR STUDIES - SPRING EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

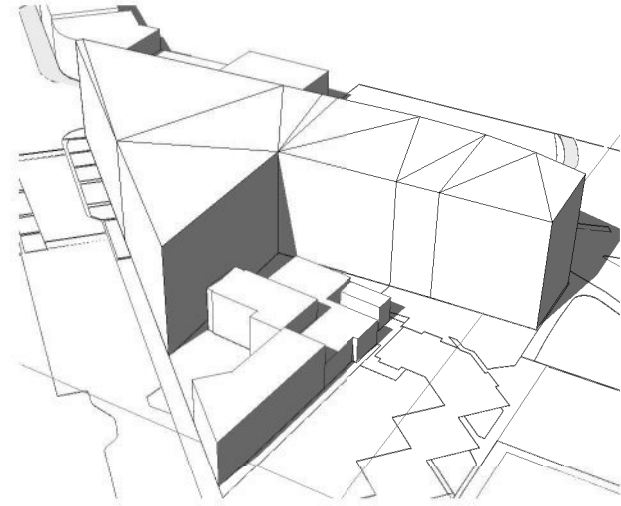
SK- 8016

915010  
OCTOBER 2016

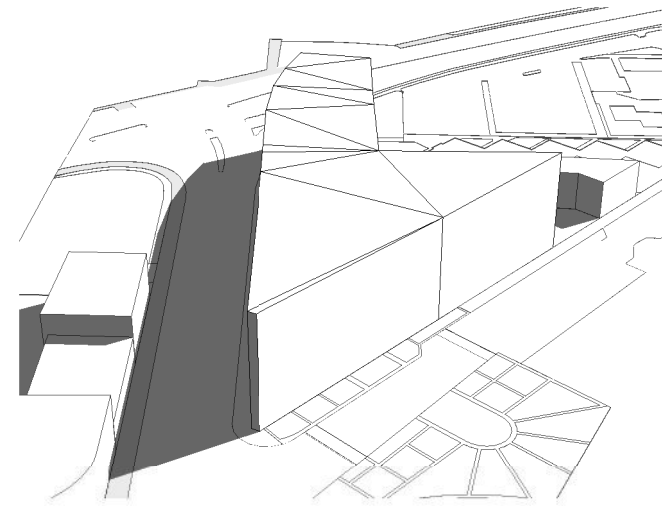
THE BUCHAN GROUP



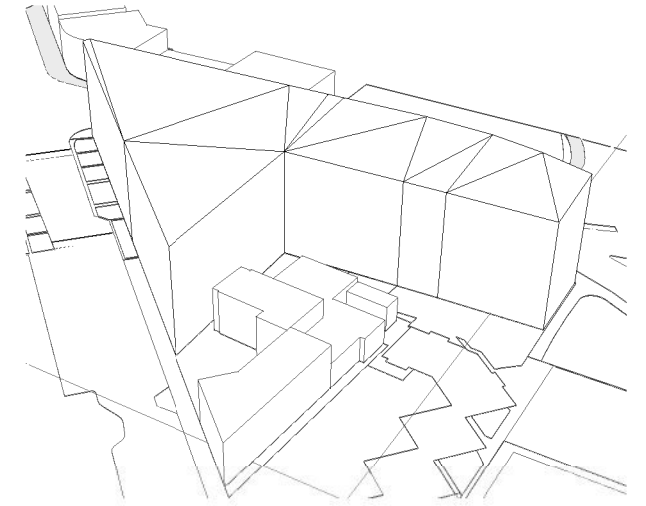
1 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 12pm



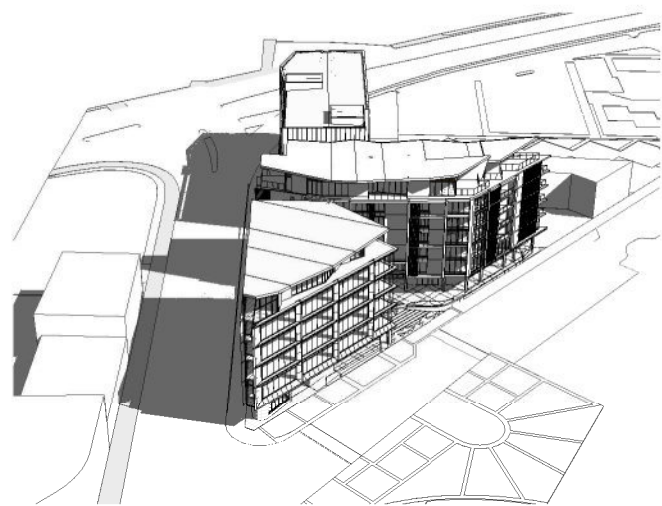
2 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 12pm



3 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 2pm



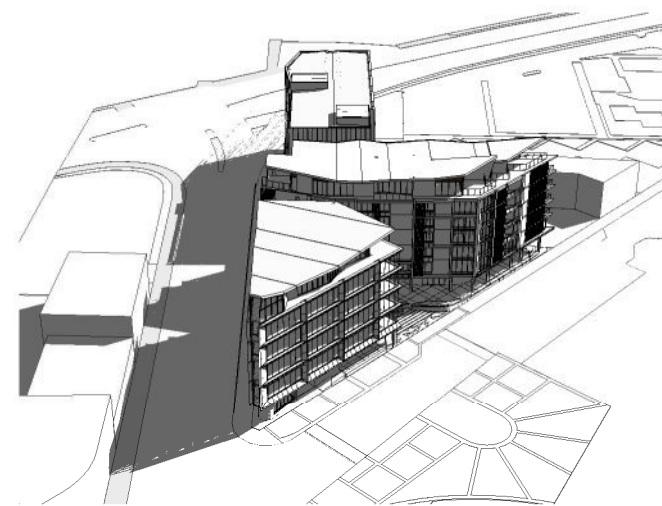
4 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 2pm



5 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 12pm



6 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 12pm

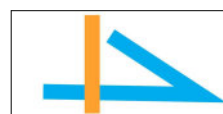
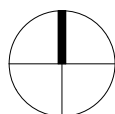


7 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 2pm



8 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 2pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



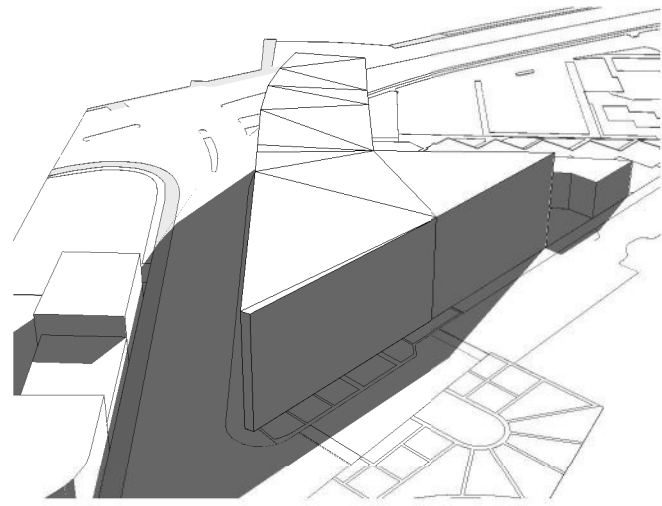
SOLAR STUDIES - SPRING EQUINOX

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

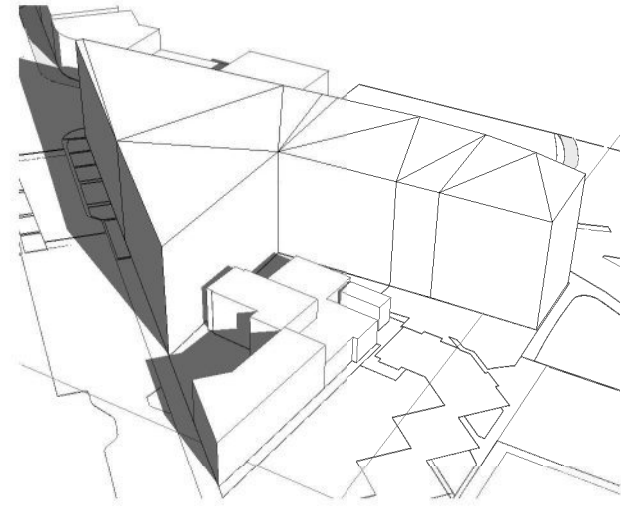
SK- 8017

915010  
OCTOBER 2016

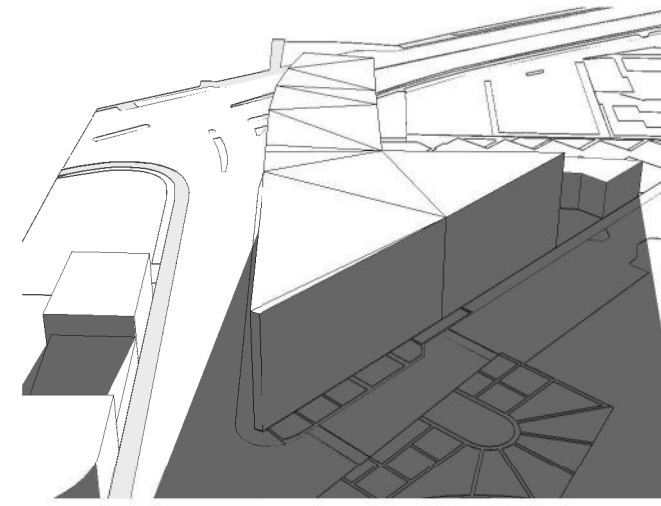
THE BUCHAN GROUP



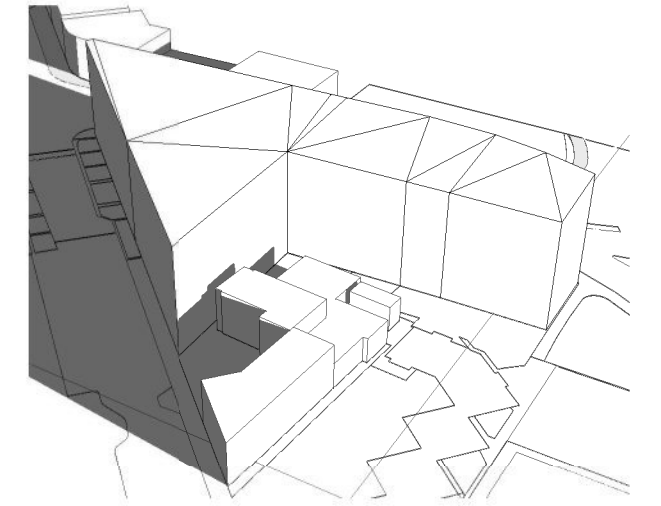
1 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 4pm



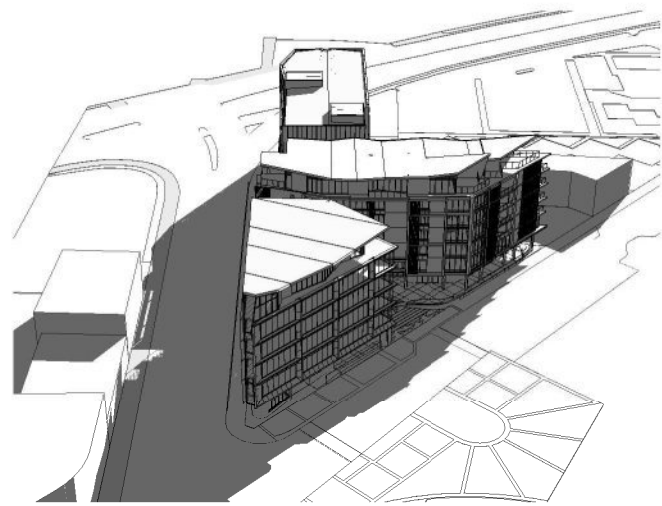
2 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 4pm



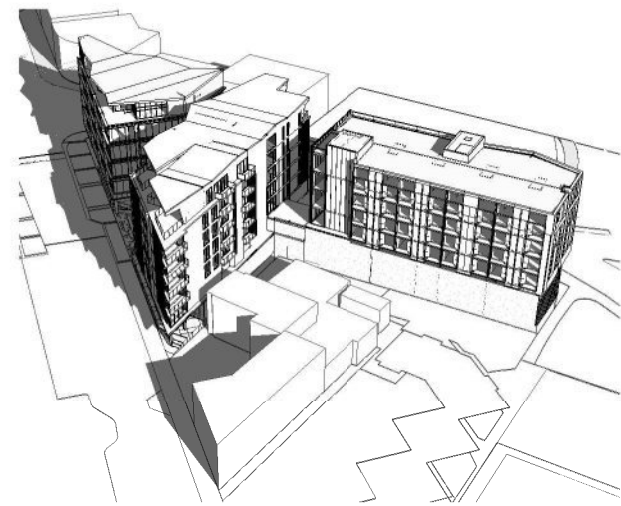
3 SUN STUDY - COMPLIANT VIEW 01 - SEPTEMBER 21st - 6pm



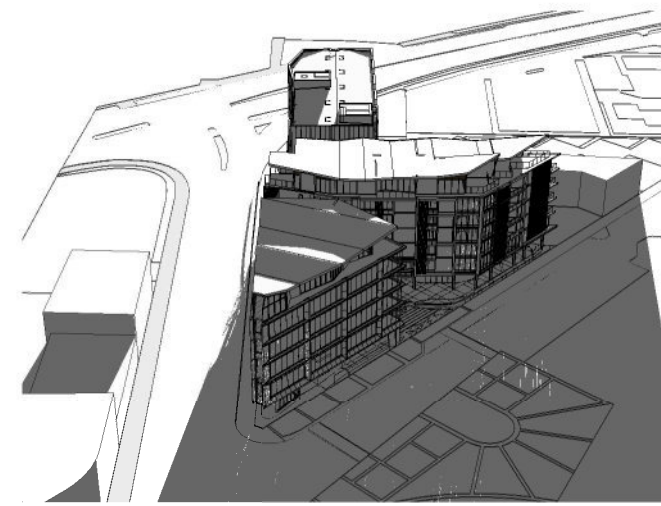
4 SUN STUDY - COMPLIANT VIEW 02 - SEPTEMBER 21st - 6pm



5 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 4pm



6 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 4pm

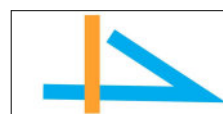
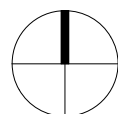


7 SUN STUDY - PROPOSED VIEW 01 - SEPTEMBER 21st - 6pm



8 SUN STUDY - PROPOSED VIEW 02 - SEPTEMBER 21st - 6pm

COMPLIANT MODEL BASED ON 20m HIGH DEVELOPMENT AND DRAWN TO THE SITE BOUNDARIES



SOLAR STUDIES - SPRING EQUINOX

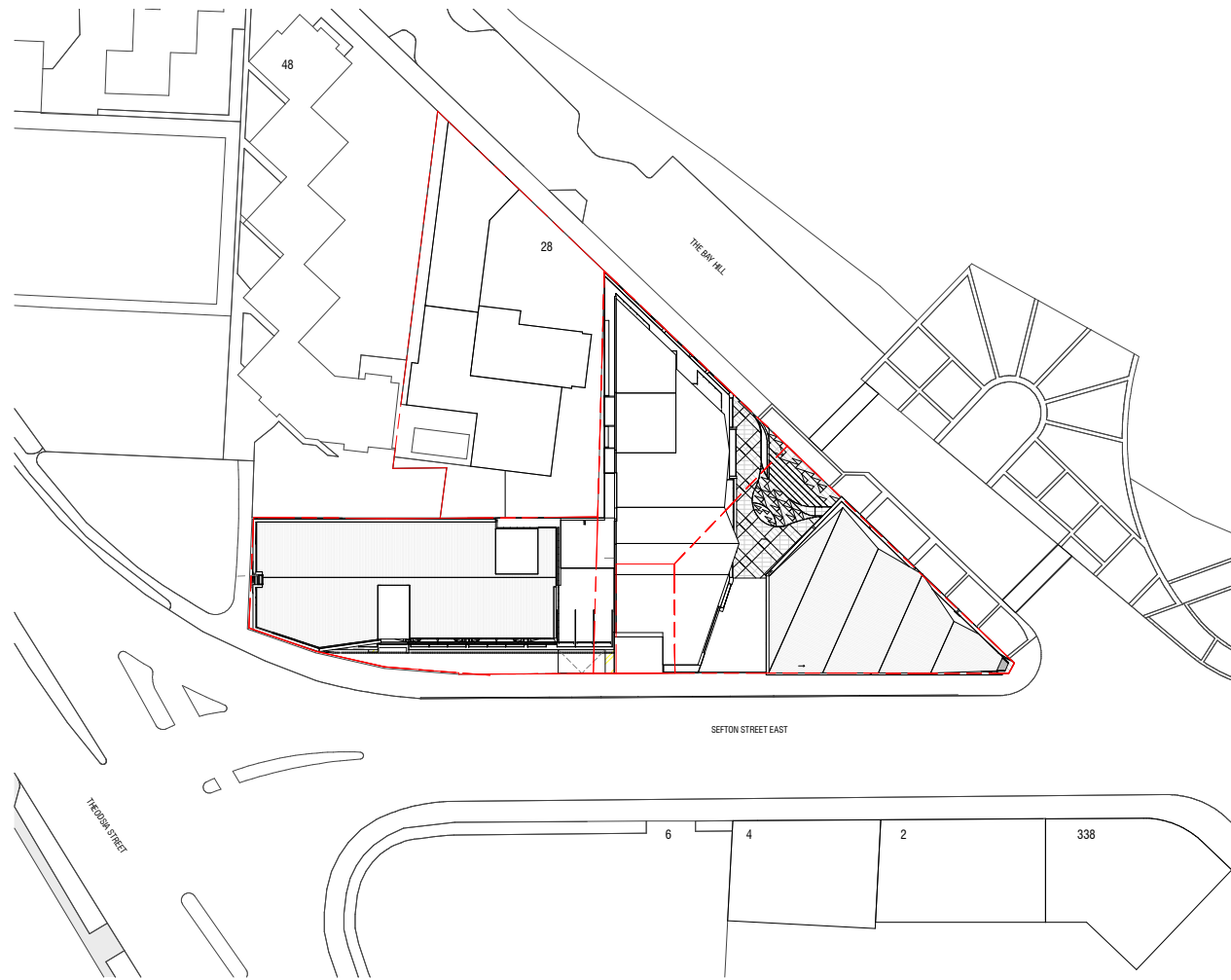
THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
THEBUCHANGROUP

SK- 8018

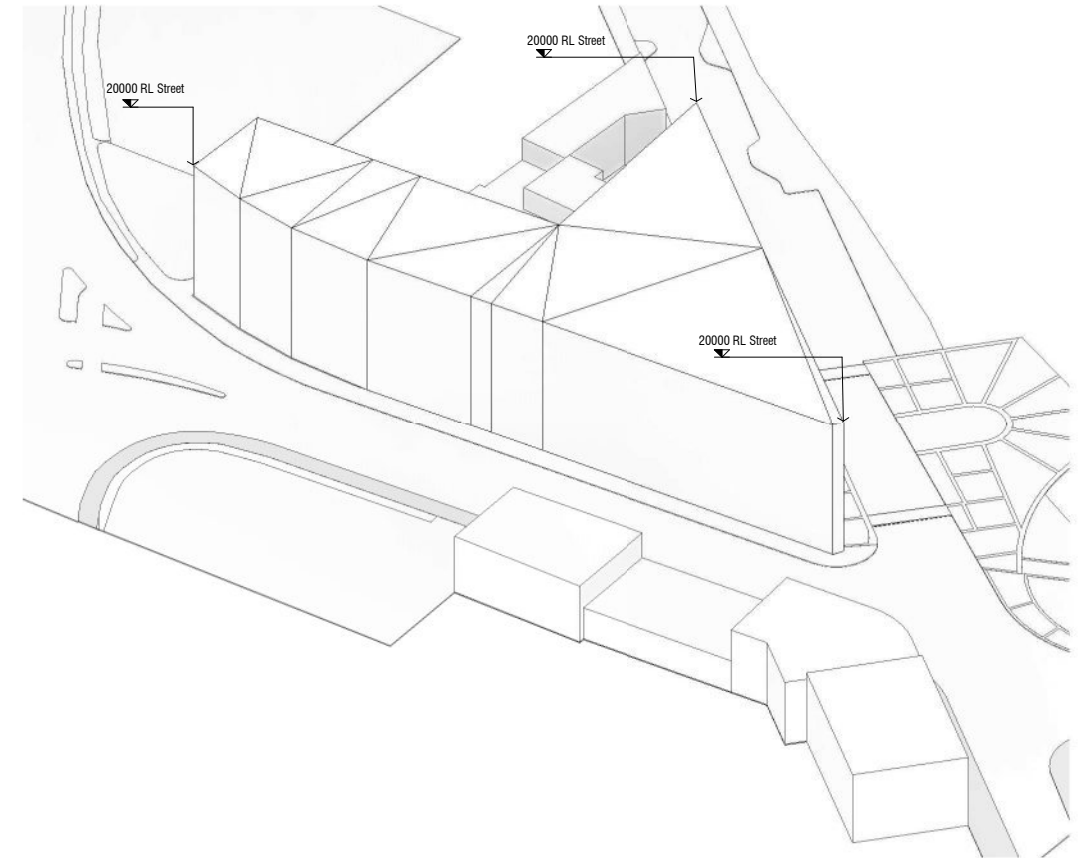
915010  
OCTOBER 2016

THE BUCHAN GROUP

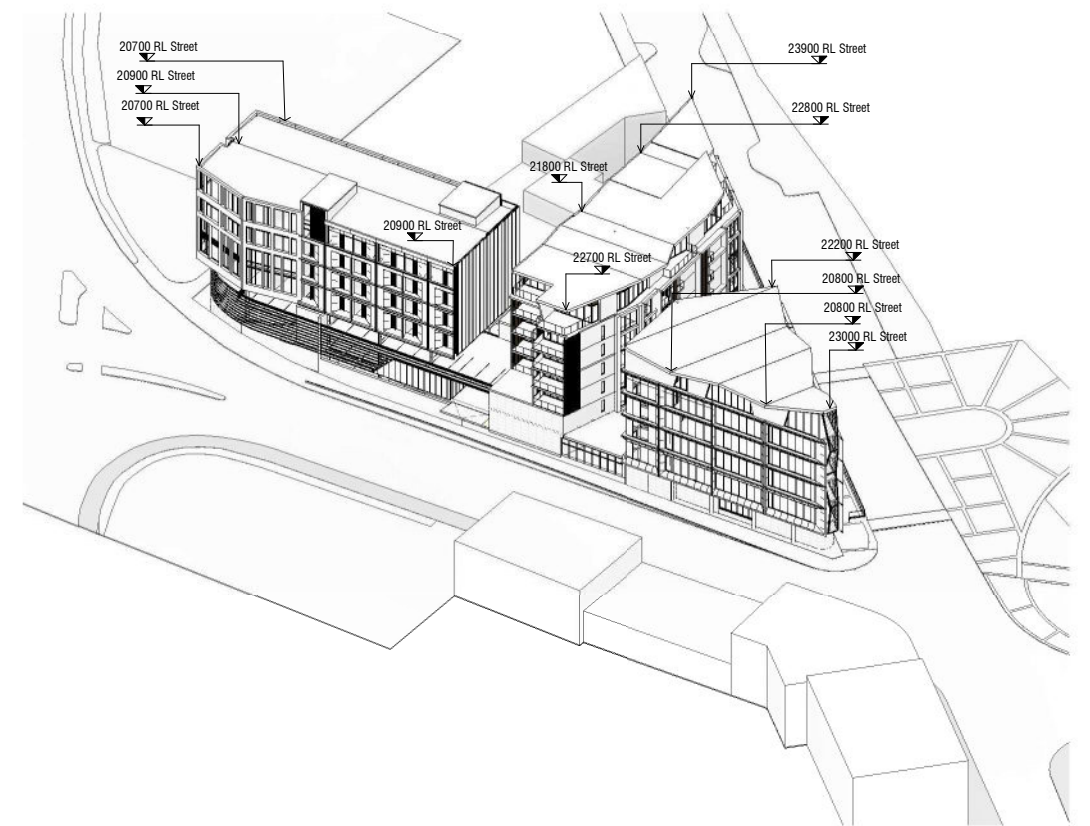




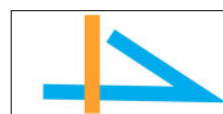
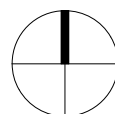
**1** ADJACENT BUILDINGS STUDY PLAN  
Scale: 1 : 500



**2** ADJACENT BUILDINGS STUDY - COMPLIANT MODEL



**3** ADJACENT BUILDINGS STUDY - PROPOSED BUILDING



ADJACENT BUILDINGS STUDY

THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU  
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**Attachment D – Table of Applicants Response Urban Design Review**

**Urban Design Panel Recommendations and Responses – May 2016**

	<b>Urban Design Panel Recommendation</b>	<b>Response by Applicant</b>
1	Some additional height above the 20 metre height limit could be considered at the eastern corner of the site.	We have increased the height on the corner of the development and provided an external terrace space reflective of the original dome.
2	The size of the public realm seems to be on the small side. The Panel considered the public realm should have its beginnings at the intersection with Stafford Street and lead naturally and easily into the triangular public realm space at the centre of the site.	The public space was amended to fold back from the street so that the public realm is entered at the Sefton Street intersection.  Additionally, the public realm was significantly increased in size along with additional amendments to the laneway from Sefton Street in response to the second Urban Design Panel review and the Council Officer's report..
3	The public realm space is at risk of being perceived more as a private area rather than for public use due to its size, visibility and access.	See point 2.
4	The open space needs further work in terms of layout and to avoid the north easterly wind.	See point 2; In addition weather protection is provided from the easterly wind through glazed balustrade protecting seating spaces
5	There should be a clear link between the Piazza and the development, perhaps more axially aligned.	See point 2 where a more axially aligned relationship has been created.

6	There is merit in the review of the location of the residential accommodation on site and the office space.	This review has been carried out. The position is that the apartments should be located upon the Sefton Street edge. We do not believe this to be an appropriate location for apartments.
7	Careful screening of the car park area from Sefton Street was recommended to enhance the street environment as a key point of access to the city.	Screening of the car park has been carried out – along with development of the Hotel to complete the proposal.
8	Study of fully closing off the space between the 2 buildings or realigning them to reduce potential for wind tunnelling.	I contest this point from an urban setting point of view. Closing or connecting the two buildings together will result in an increase in building mass which I believe will be an unacceptable outcome. Wind tunnelling may occur. The balconies affected sit perpendicular to the potential tunnelling thus is mitigated.
9	Weather protection for the internal linkage between car parks and office/apartment foyers is considered essential for high end accommodation.	This has been addressed with the All internal linkages between car parks and office/apartment foyers are now protected from the weather

**Attachment E – Supplementary Submission**

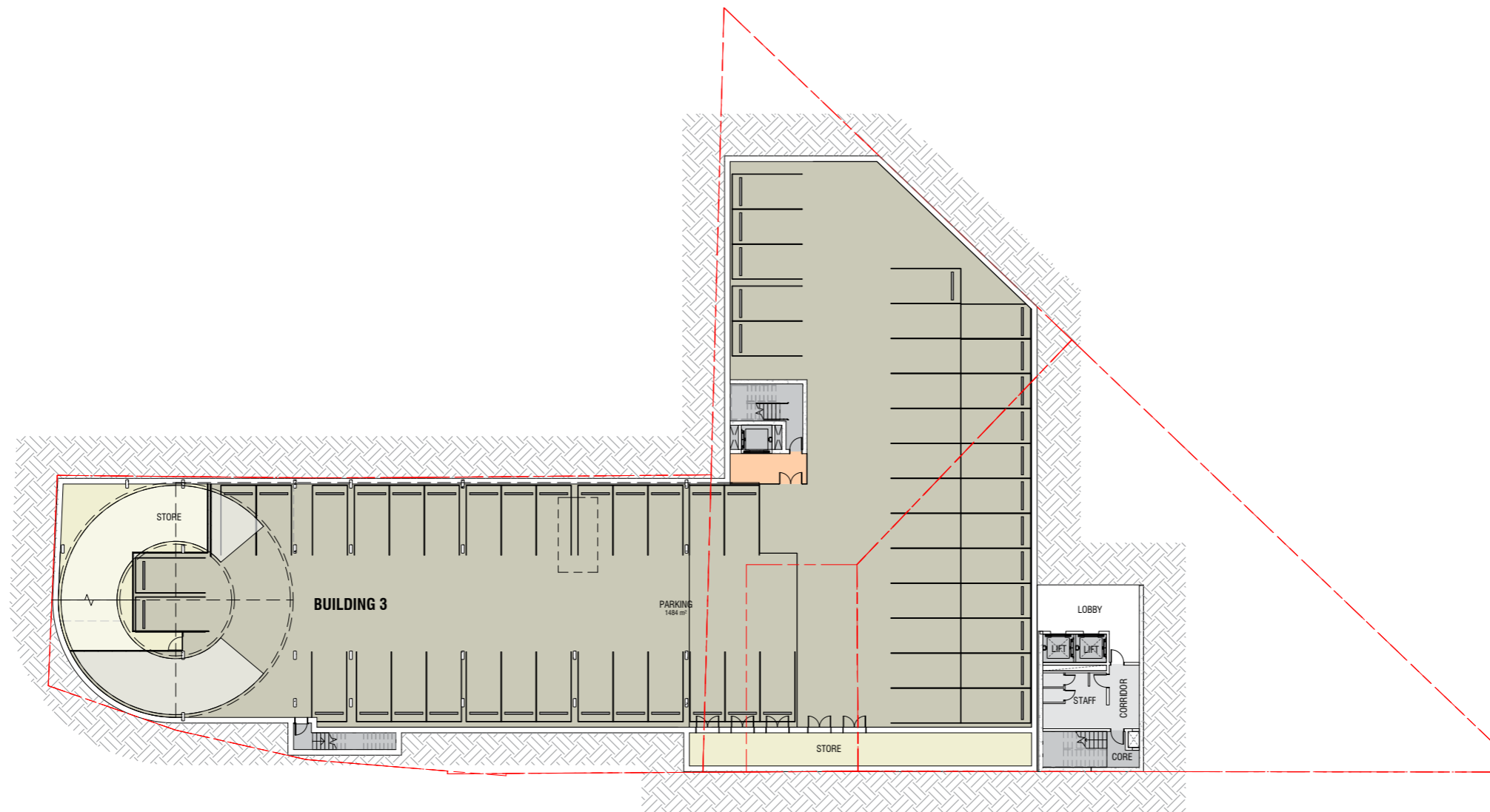


**THE BAYHILL**

CAROLINE BAY, TIMARU

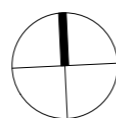
RESOURCE CONSENT SUBMISSION JULY, 2016

**SUPPLEMENTARY SUBMISSION**  
18 November 2016



- |                   |                 |         |
|-------------------|-----------------|---------|
| APARTMENT         | FOOD + BEVERAGE | OUTDOOR |
| APARTMENT BALCONY | HOTEL ROOM      | PARKING |
| BOH               | LOBBY           | RETAIL  |
| CIRCULATION       | OFFICE          | STORE   |
| CORE              | OFFICE BALCONY  | WC      |

1 B1 + B2 + B3 - BASEMENT PLAN  
1:200



B1 + B2 + B3- BASEMENT PLAN

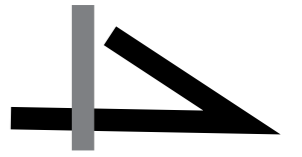
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NOVEMBER 2016

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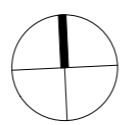




1 B1 + B2 + B3 - GF PLAN  
1:200

B1 + B2 + B3- GF PLAN

SK- 1101



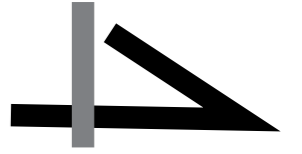
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PUBLIC REALM

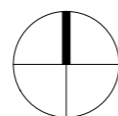
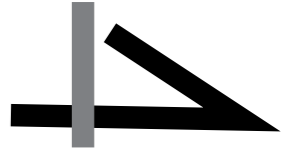


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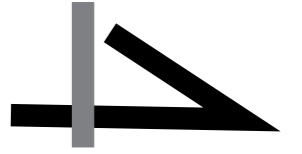
PERSPECTIVE



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PERSPECTIVES



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